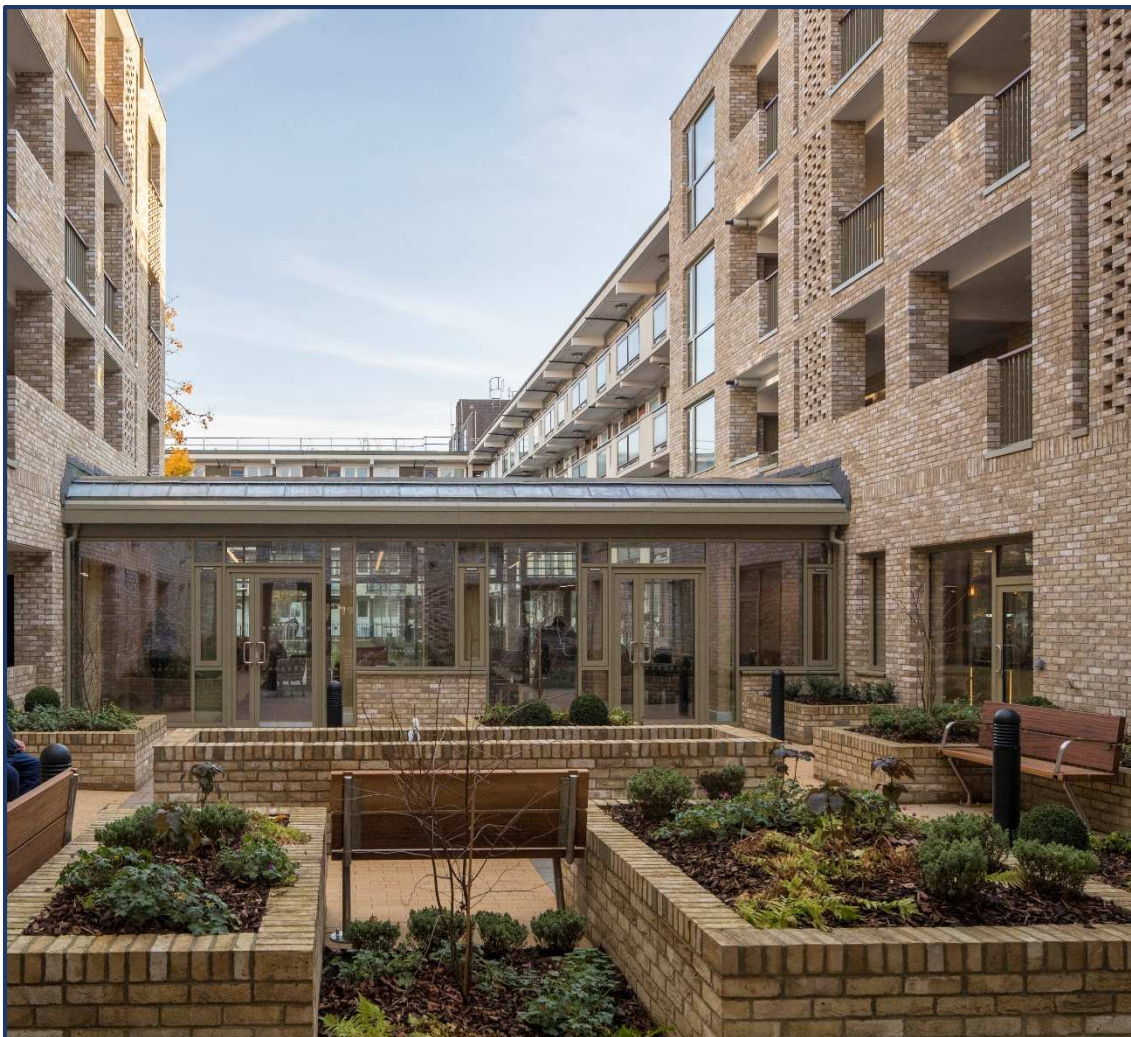




Lewisham Planning Service Annual Monitoring Report 2017-18

January 2019





Lewisham Planning Service Annual Monitoring Report

For 1st April 2017 – 31st March 2018

Front cover photograph: Hazelhurst Court.
Architect: Levitt Bernstein
Image: Tim Crocker

January 2019

CONTENTS

Executive Summary	3
1. Introduction	3
2. Development in 2017-18	4
3. Future Development	7
4. The Value of Planning	10
5. Planning Service Performance	12
6. Conclusion	13
1. Introduction and Context	16
1.1 Content of the AMR	16
1.2 Development of the AMR, Data Sources and Parameters	16
1.3 Planning Framework	18
1.3.1 Requirement for a Monitoring Report	18
1.3.2 Key Changes to Planning Legislation	19
1.3.3 Local Policy Framework and the AMR	20
1.4 A Borough Profile	23
1.4.1 Geography	23
1.4.2 Characteristics	24
1.4.3 Demography	25
1.4.4 Diversity	25
1.4.5 Housing	26
1.4.6 Economy	26
1.4.7 Labour Market	29
1.4.8 Children	29
1.4.9 Transport	30
1.4.10 Environment	30
1.4.11 Community Safety	31
1.4.12 Deprivation	31
2. Development in 2017-18	33
2.1 Residential Completions	33
2.1.1 Amount of New Housing	33
2.1.2 Types of Sites with New Housing	34
2.1.3 Distribution of New Housing	36
2.1.4 Types of New Housing	37
2.1.5 Amount of New Affordable Housing	39
2.1.6 Types of Sites with New Affordable Housing	40
2.1.7 Distribution of New Affordable Housing	41
2.1.8 Types of New Affordable Housing	41
2.1.9 Net and Gross Completions	43
2.2 Non-residential Completions	43
2.2.1 New Business Floorspace	44
2.2.2 New Retail Floorspace	45
2.2.3 New Leisure and Community Floorspace	46
2.2.4 New Other Floorspace	46
3. Future Development	48
3.1 Residential Approvals	48
3.1.1 Amount of Newly Approved Housing	48
3.1.2 Types of Sites with Newly Approved Housing	48
3.1.3 Distribution of Newly Approved Housing	50
3.1.4 Types of Newly Approved Housing	50
3.1.5 Newly Approved Affordable Housing	50

3.1.6	Planning Pipeline	51
3.2	Non-residential Approvals	52
3.2.1	Newly Approved Business Floorspace	53
3.2.2	Newly Approved Retail Floorspace	54
3.2.3	Newly Approved Leisure and Community Floorspace	55
3.2.4	Newly Approved Other Floorspace	55
3.3	Regeneration and Growth Areas	56
3.3.1	Convoys Wharf	57
3.3.2	New Bermondsey, Surrey Canal Triangle	58
3.3.3	Timber Yard, Oxestalls Road	58
3.3.4	Plough Way	59
3.3.5	Lewisham Gateway	61
3.4	A New Way to Monitor Housing	62
3.4.1	Requirement to Keep Local Plans Up-to-date	63
3.4.2	Housing Delivery Test (HDT)	64
3.4.3	Five Year Housing Land Supply	64
3.4.4	15 Year Housing Land Supply	65
3.4.5	Summary of Progress of Housing Trajectory Sites	66
4. The Value of Planning		69
4.1	The Benefits of Enhanced Infrastructure	69
4.2	Section 106 Agreements	69
4.3	Community Infrastructure Levy	70
4.4	New Homes Bonus	72
4.5	Investment in the Borough	73
4.6	Design Awards	74
5. Planning Service Performance		77
5.1	Progress in Plan Preparation	77
5.2	Neighbourhood Planning	78
5.3	Duty to Co-operate	81
5.3.1	Statutory Requirements	81
5.3.2	Actions to Meet the Duty to Co-operate	82
5.4	Self-build and Custom Housebuilding Register	83
5.5	Planning Applications	84
5.6	Appeals	86
5.7	Enforcement	87
5.8	Conservation and Urban Design	88
5.8.1	National and Local Conservation Listings	88
5.8.2	Design Review Panel	94
6. Conclusion		95
6.1	Main Findings	95
Appendices		A1
Appendix 1: Abbreviations		A2
Appendix 2: Ward Boundaries Map		A3
Appendix 3: Progress of Housing Trajectory Sites		A4
Appendix 4: Housing Trajectory		A10
Appendix 5: Financial Viability Reviews		A11
Appendix 6: CIL Accounts		A12

EXECUTIVE SUMMARY

This is the fourteenth Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham for the period 1st April 2017 to 31st March 2018.

1. Introduction

Overview of the AMR

Historically the AMR was legally required to be submitted to the Secretary of State, however this is no longer necessary and the AMR is now published on the Council's website, in line with the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

The AMR assesses whether development, both completed and approved, implements Local Plan policies, contributes to achieving the spatial strategy for the borough and meets the housing targets set out in relevant planning policy. It is also forward looking, providing information on likely future development through a housing trajectory. It also reports on the progress of Local Plan preparation against the Local Development Scheme (LDS) and monitors actions relating to Section 106 Agreements, Community Infrastructure Levy (CIL), New Homes Bonus, wider investment in the borough, Neighbourhood Planning and the Duty to Co-operate, the performance of the Planning Service, and heritage and design initiatives.

This monitoring year has seen significant changes to planning policy and legislation. At a national level the revised NPPF (24 July 2018) and The Housing Delivery Test have been adopted, as well as the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (6 April 2018). At the regional level, the GLA have published the draft London Plan 2017. This has not only affected the context of the planning system, but also led to the introduction of a number of new monitoring issues to consider within this year's AMR.

A variety of sources of data have been used including information and data the Council records in-house, as well as the GLA's Local Development Database. The 2011 Census, the 2015 Index of Multiple Deprivation for England and the GLA, London Borough Profiles and Atlas (accessed on Oct 2018) remain relevant.

The AMR provides a borough profile, looking at geography, characteristics, demography, diversity, housing, economy, children and young people, transport, environment, community safety and deprivation. It shows the need for continued residential and non-residential development and accompanying infrastructure, to contribute to the regeneration and growth of the borough and to help overcome issues prevalent in the borough including large scale

population growth, housing affordability, youth unemployment, educational attainment and deprivation.

2. Development in 2017-18

Development context

The MHCLG in their annual 'Housing statistical release' (November, 2018) noted that England has experienced an increase of only 2% in net additional dwellings delivered over the 2016/17 – 2017/18 period, with 222,190 net additional dwellings delivered. Whilst the number of homes delivered has increased marginally, the rate of growth is slowing considerably, from a high in 2014/15 of 25%. Across local authorities in England the picture is more varied, and nationally only 178 of the 326 authorities showed any increases in delivery.

In London the levels of delivery across the capital have fallen significantly, with 31,723 net additional dwellings delivered, down 20% from the previous year. In London the variance across authorities has been even greater, with 22 of the 33 London Boroughs experiencing decreases in net additional dwellings delivered. The trend for lower delivery levels was felt even more acutely in the south-east sub-region of London where delivery was significantly lower than historic levels in Lewisham and all neighbouring boroughs.

Housing completions

During 2017-18 a total of 489 net dwellings were completed, with an additional 185 long term vacants brought back into use. This means that 674 homes were delivered against the annual average housing target in the London Plan of 1,385 net additional homes. This represents a significant downturn in annual housebuilding and completions against previous years, however against the annual average ten year target, housing targets continue to be met (see table 1 below). An annual average target is used in the London Plan since normal fluctuation in the housing market can affect annual housing delivery in individual years. Monitoring of housing delivery in Lewisham over previous years shows the cyclical nature of delivery, with a number of short-term dips in delivery seen in 2006/07 and 2013/14, against a long-term trend of a strong supply of new dwellings in the borough. The Council will continue to monitor the delivery of new homes through the AMR and other channels, and further information on housing delivery is provided in subsequent chapters.

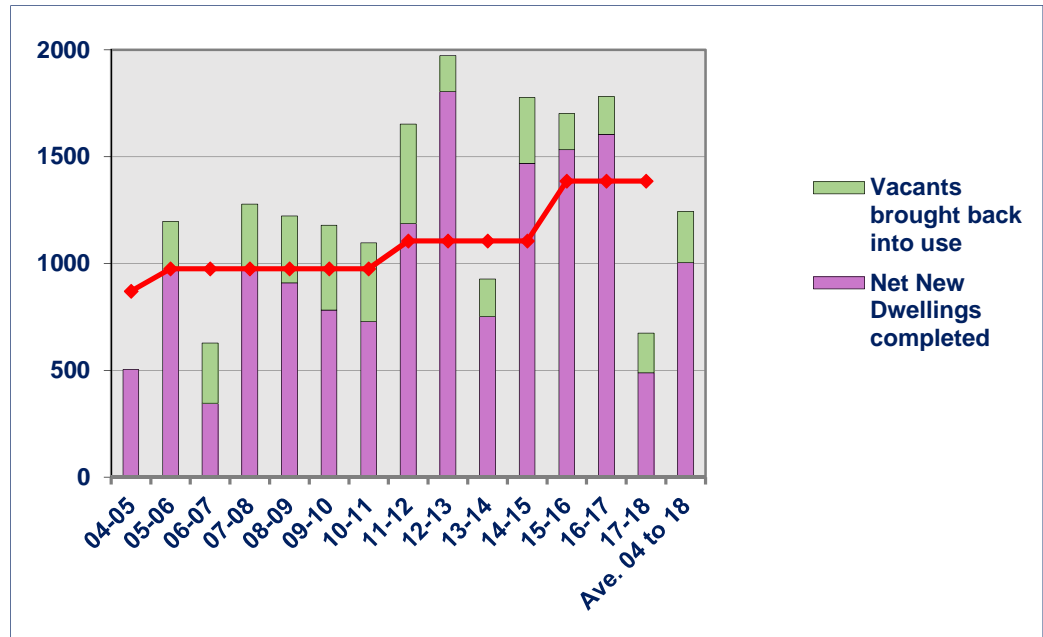


Table 1: New housing and vacant dwellings brought back into use 2004-05 to 2017-18

Of these net completions, 58% of dwellings were delivered on two sites with strategic gains of 100+ dwellings, at Kent Wharf and Marine Wharf West. An additional 12% were delivered on two sites with large gains of 10+ dwellings at 29 Pomeroy Street and Excalibur housing estate. The remaining 30% were delivered on sites that experienced small gains below 10 dwellings.

There has been a significant reduction in the number of completed dwellings relating to Prior Approvals, with only 10 units delivered across six sites.

Of the housing completions 69% have been concentrated in the Regeneration and Growth Areas. The majority are flats (93%), purpose built new dwellings (82%) and smaller one and two-bedroom units (90%). However, a range of unit sizes have been built, including family housing (3+ bedrooms), in line with planning policy.

Affordable housing completions

During the monitoring year 39 net new affordable homes were delivered. This represents 8% of net dwellings, and is well below the borough wide target of 50%, and considerably lower than the previous years. The proportion of affordable housing delivered rises to 11% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more dwellings). The social rent/affordable rent to intermediate ratio of 15:85 delivered over the monitoring year also differs significantly from the planning policy of 70:30. This ratio tends to fluctuate each year reflecting site viability, market conditions and developer/affordable housing provider preferences. As part of the wider plans to deliver affordable housing 500 new council homes are either complete, under construction, have been granted consent, or progress has been made towards delivering affordable units in the near future.

The Council will continue to negotiate the highest amount of affordable housing possible on appropriate sites, taking into account market conditions, development viability and the need to balance the provision of affordable housing with the wider regeneration benefits of individual developments. The Council will continue to monitor the delivery of affordable housing through the AMR and other channels.

In relation to dwelling mix, 49% of the net new affordable units delivered have been family-sized (three or more bedrooms), which is close to the target of 42%.

Due to the phasing of many of the larger regeneration schemes, the monitoring of net completions does not reflect the actual delivery of new affordable homes on site, especially where affordable housing stock is being upgraded to contemporary standards, or where subsequent phases of development will deliver higher levels of affordable housing. This monitoring year 13% of the supply of new dwellings has been the replacement of older affordable housing units that have been demolished and re-provided.

Non-residential completions

There has been an overall net loss of 15,796m² of non-residential floorspace during 2017-18, with A2, A3, B1, D1 and D2 experiencing net gains in floorspace and A1, A4, A5, B2, B8 and SG experiencing net losses. Of most significance are the changes listed below:

- Net loss of 17,498m² of business (B) floorspace.
- Net loss of 751m² of retail (A) floorspace.
- Net gain of 3,253m² of leisure and community (D) floorspace.
- Net loss of 800m² of sui generis floorspace.

In regards to business floorspace, the trend of the loss of business floorspace has continued at a slower rate, with the loss of 17,498m² in the monitoring year, a reduction compared to the previous monitoring year when 23,284m² was lost. The majority of non-residential floorspace (69%) was lost through the plan-led managed release of land within two site allocations as part of mixed-use regeneration schemes which include the re-provision of approximately 7,928m² of high quality commercial floorspace, and an uplift in job creation. The most significant losses of B use space have occurred at: 29 Pomeroy Street (1,076m²); Kent Wharf (3,542m²)(site allocation); and, Marine Wharf West on Plough Way (11,441m²)(site allocation). The Council is currently reviewing its Local Plan, and an opportunity exists to review the approach to non-residential floorspace in planning policy and the spatial plan.

644m² was lost through Prior Approvals, which is significantly lower than the 3,408m² lost in 2016-17 and 9,698m² lost in 2015-16. The Council will continue to monitor the delivery of non-residential floorspace through the AMR and other channels, and further information on non-residential floorspace delivery is provided in subsequent chapters.

3. Future Development

Housing approvals

The total dwellings granted planning permission during 2017-18 would deliver 389 net new dwellings if implemented. Of these approvals, 39% have been granted permission on seven large sites with 10 or more units: at 23 Mercia Grove; Arlington Close; 132 Adamsrill Road; 2-27 Wellington Close; 22a-24 Sydenham Road; 23-25 Arklow Road and Cambridge Drive. The remaining 61% have been granted permission on numerous small sites of below 10 units. Of the total approvals in the monitoring year 40% will be located in the Regeneration and Growth Areas, with additional approvals concentrated in Sydenham and Telegraph Hill.

The number of dwellings given planning permission in 2017-18 reflects the wider down turn in the London housing market and in the supply of new dwellings particularly in London and the south-east sub-region. Pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 1,259 net dwellings have been given planning permission, signalling a return to stronger levels of approvals. Whilst planning approvals are subject to the normal housing market fluctuations, the Council will continue to monitor the levels of approvals through the AMR and other channels.

The schemes granted planning permission reflect the diversity in the contemporary housing market, with the majority being new build units (50%), flats (66%), with a predominance of smaller dwellings of between one and two bedrooms (84%). In terms of density, no approvals have been granted in the monitoring year for new tall buildings, and 80% of the approved schemes provide for densities above 50dph.

Affordable housing approvals

During the monitoring year 68 of the net dwellings approved have been for affordable units, representing 17% of net approvals. The proportion of affordable housing approved rises to 33% when compared to net approvals on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more dwellings). The number of affordable homes given planning permission in 2017-18 reflects the wider down turn in the London housing market and in the supply of new dwellings particularly in London and the south-east sub-region. Pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 369 net affordable homes have been given planning permission, which represents 29% of net dwellings over this pre-monitoring period, signalling a return to stronger levels of approvals for affordable housing. Whilst planning approvals for affordable homes are subject to the normal housing market fluctuations and funding considerations, the Council will continue to monitor the levels of approvals through the AMR and other channels.

The social rent/affordable rent to intermediate ratio of approvals for affordable housing in the monitoring year of 90:10 differs significantly to the planning policy of 70:30. In relation to dwelling mix, 15% will be one bedroom, 45% two bedroom units and 40% three or more bedrooms. The affordable housing that

has been approved is mainly concentrated in the Bellingham (37%) and Telegraph Hill (34%).

Non-residential development approvals

Approvals during 2017-18 amounted to a net loss of 9,679m² of non-residential development, with net gains in A3, B8, D1 and D2 floorspace and net losses in A1, A2, A4, A5, B1, B2, C2 and sui generis floorspace. In total this represents less than last year's net loss of 12,461m². The main floorspace changes are:

- Net loss of 3,030m² of business (B) floorspace.
- Net loss of 2,250m² of retail (A) floorspace.
- Net gain of 1,783m² of leisure and community (D) floorspace.
- Net loss of 6,182m² of other floorspace.

Significant losses of B use space has occurred at: 1 Avignon Road (1,059m²); Cambridge Drive (1,272m²); 54-88 Castleton Road (1,437m²); 23 Mercia Grove (1,559m²); and 65-71 Lewisham High Street (1,743m²), with a significant gain approved at Stanton Square Industrial Estate (7,112m²), with many of these schemes providing a level of replacement business floorspace.

The trend of granting Prior Approvals has once again risen to 56% (5,451m²) of the non-residential floorspace to be lost, compared to last year's 22%.

Regeneration and Growth Areas

The majority of the borough's new development will be focused within the Regeneration and Growth Areas. Within the five strategic sites allocated in the Core Strategy, work has continued on the delivery of schemes on the majority of sites:

- **Convoys Wharf:** the haul road has been constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots have been submitted.
- **Surrey Canal Triangle:** dialogue has been resumed on this site after development was paused whilst an independent inquiry was held to examine matters relating to a proposed Compulsory Purchase Order to facilitate redevelopment of the New Bermondsey/Surrey Canal area. The final report was published in December 2017.
- **Oxestalls Road (Timber Yard):** in December 2017, an application was approved to make non-material amendments to the 2016 planning permission. These relate to Plots 1 and 3 of the development and include removing the second level of a podium, increasing the number of residential units and reducing the number of resident parking spaces in these plots. Construction has already started on site and the scheme is progressing.
- **Plough Way:** consists of three main sites with planning permission. Marine Wharf West and Greenland Place (previously known as Cannon Wharf) have now been completed. Construction of Marine Wharf East has also completed in 2018, after the end of the monitoring year. Development has commenced at 19 Yeoman Street and as of September 2018, and significant construction works have been undertaken.
- **Lewisham Gateway:** two residential towers and the road realignment have been completed. Two further buildings of 15 storeys and 22 storeys are likely to be completed in 2018. Planning permission has been granted to

vary the outline consent for Phase 2 of the development to include a cinema, co-working space, co-living space and additional residential units. A reserved matters application is expected in late 2018.

The Council will continue to monitor the delivery of schemes on the strategic sites/site allocations through the AMR and other channels.

A new way to monitor housing

The Housing Delivery Test (HDT) was introduced in the NPPF in 2018. Results were scheduled to be published by the MHCLG in December 2018, however at the date of writing (2019), results are still unavailable.

The HDT looks at past performance over a three year period. As such the historic long-term oversupply of homes against the London Plan target that has been consistently delivered in Lewisham will not be considered within this calculation by the MHCLG. Whilst Lewisham will continue to monitor housing deliver over the long-term, the HDT will place a greater emphasis on the short-term delivery of a consistent supply of new homes.

With the implementation of the HDT and its associated three year review period, there are greater risks associated with a significant under-supply in any individual year, which could have consequences in regards to the sanctions imposed alongside the HDT in the NPPF.

After the transitional arrangements the consequences of not meeting the HDT are stepped as follows:

- Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an Action Plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- Where the Housing Delivery Test indicates that the delivery of housing was substantially below, less than 85%, of the housing requirement over the previous three years, the authority should prepare an Action Plan, and also provide a 20% buffer on the five year housing land supply.
- Where the Housing Delivery Test indicates that the delivery of housing was substantially below, less than 75%, of the housing requirement over the previous three years, the presumption in favour of sustainable development applies, and the authority should also prepare an Action Plan, and provide a 20% buffer on the five year housing land supply

The current five-year housing land supply as of April 1st 2018 amounts to 8,151 net dwellings from committed sites. This alone provides a five year housing land supply against the adopted London Plan five-year target of 6,925. When historic, trend based windfalls are also taken into account, the supply of deliverable sites amounts to 6.85 years. With the application of either a 5% buffer or a 20% buffer, the Council is able to demonstrate a five year housing land supply of deliverable sites.

In the long-term the current 15 year supply provides for 21,289 dwellings (based on the committed sites and a historic, trend based windfall calculation) and will be sufficient to meet the rolled forward current London Plan target, equating to 20,775.

It should be noted that the draft London Plan proposes a significantly higher annual housing target for Lewisham (current London Plan target is 1,385, with the draft London Plan target proposed at 2,117 dwellings per annum) although this draft target is subject to change. Against the draft London Plan target, the housing supply will fall considerably short over the five and ten year period. The Council is continuing work on an update to its current Local Plan, which provides an opportunity to manage some of these risks and to boost future supply, as well as to identify an additional supply of sites to be included as site allocations.

The Council will continue to monitor the level of approvals for new dwellings as well as the delivery of homes through the AMR and other channels as part of work around the HDT.

4. The Value of Planning

S106 and CIL Section 106 and CIL generate significant amounts of income and other non-financial benefits for the Council. During 2017-18, £11.4 million was received from S106 and £3.3 million in CIL payments have been received. This represents an increase of £2.5 million in S106 (up from £7.8million in 2016-17) with a slight dip in CIL receipts (£.4.4million in CIL was collected in 2016-17). An additional £2.03 million was also collected from Mayoral CIL within Lewisham, which is passed directly to the Mayor of London to fund Crossrail.

Since 2011, the Council has received £47.25 million for the New Homes Bonus, including the latest 2018-19 allocation of £6.9 million. There has been a reduction of £3.2 million from the previous year (2017-18), primarily because NHB payments have been reduced to a 4-year payment instead of a 6-year payment since 2018-19. It is anticipated that next year's New Homes Bonus will be lower than the 2018-19 payment due to the downturn in housing completions in this monitoring year.

Since the value of financial and non-financial benefits received from S106, CIL, and NHB are directly related to the level of development (CIL is collected on commencement of development, and S106 is usually phased to different triggers from pre-commencement through to occupation), changes to the levels of development in the borough directly impact on these sources of financial and non-financial benefit.

In June 2018 consultation was carried out on a Preliminary Draft Charging Schedule, which proposes an increase in the CIL charge across the borough. It is anticipated that a second stage of consultation will take place during 2018-19

and that a revised Charging Schedule will likely be adopted by late 2019. If the changes are implemented then this will likely boost the amount of CIL collected in subsequent years.

This year, financial viability assessments have started to be monitored and so far 13 major schemes have been reviewed. For the majority of instances where schemes have reached the review trigger point, their financial reviews have identified that profits are below the thresholds for financial contributions or that sales values have not been achieved, and no additional contributions are required. To date only one financial review has resulted in securing financial contributions from Renaissance at Loampit Vale, however it is likely that the development at Catford Green will deliver a significant financial contribution towards affordable housing in the 2018-19 monitoring year.

Investment in the borough

Work has continued to bring forward infrastructure investment in the borough including working with Transport for London (TfL) and the Greater London Authority (GLA) in delivering Phase 1 of the Bakerloo Line Extension (BLE). Work has also continued on the Lewisham Interchange Study and the New Cross Masterplan and Station Study, to ensure the development opportunities associated with key transport improvements, including Phase 1 BLE, are captured and maximised. A Direction of Travel document has been published (November 2017). It does not set out any new policies, but it confirms the established approach to growth, setting out the aspiration to capture the enhanced development opportunities associated with the delivery of the BLE and to make sure these are managed and coordinated, as well as setting out the standards expected and promoting high quality proposals in all new developments, whilst confirming the commitment to delivering genuinely affordable housing which addresses the borough's housing need.

Design Awards

The Planning Service has continued to deliver an exceptional quality of design in relation to new development that are taking place in the borough. This is being recognised, and during 2017-18 a number of developments won a range of design awards. Lewisham is becoming recognised for its best practice in modular housing and PLACE/Ladywell has been featured for its innovation and design quality in the New London Architecture research paper 'Factory-made housing: a solution for London?'. Hazelhurst Court has won multiple awards including the RIBA Awards 2018 London Winner and Housing Design Awards 2018 – HAPPI Award Winner. It has also been shortlisted for the 24housing Awards 2018: Affordable Housing Scheme of the Year and was a finalist for Inside Housing Development Awards 2018: Best Older People's Housing Scheme.

5. Planning Service Performance

Plan preparation against the LDS

Local Plan progress has continued since 1st April 2017. The latest version of the LDS was adopted by the Council in January 2018. Despite continuing uncertainty arising from significant changes being proposed at the national, London and local level, Local Plan preparation has continued. It is anticipated that Regulation 18 Consultation on the Preferred Options will be carried out later than anticipated in the LDS, in 2019. Work has also continued on the Gypsy and Traveller Site single issue Local Plan. Following further investigations into the two potential Gypsy and Traveller sites, Pool Court was approved as the preferred site in March 2018, with consultation carried out in line with the LDS in Q4 of 2018.

Furthermore, a range of work has been carried out to inform the preparation of the Local Plan. Consideration has been given to the Revised NPPF, draft London Plan and new Mayoral priorities at Lewisham, and the implications these have for the Local Plan in terms of policy content, the growth strategy for the borough and the site allocations to be included in the Local Plan. There has also been continuing collaborative work with consultants, other departments and external organisations who are preparing a range of studies and evidence bases that will inform the Local Plan on topics such as housing, open space, playing pitches, flood risk, employment, tall buildings and the A2 Corridor study.

Neighbourhood Planning

Neighbourhood planning has also continued to gather pace as the Council has formally designated five neighbourhood forums and neighbourhood areas at Crofton Park and Honor Oak Park, Grove Park, Corbett Estate, Deptford Neighbourhood Action Community Group, and Lee Community Group. All of these forums are preparing their Neighbourhood Plans and Crofton Park and Honor Oak Park has submitted their Plan to the Council under Regulation 15.

Duty to Co-operate

The Council meets quarterly with the surrounding London Boroughs of Bexley, Bromley, Greenwich, and Southwark, as part of the Duty to Co-operate. The Council has also participated in a range of sub regional meetings including ALBPO, London Waste Planning Forum, London Boroughs Neighbourhood Plans Group and various GLA meetings. The Council also submitted a detailed, cross-departmental response to the Draft London Plan policies on 1st March 2018.

Self-build register

A Self-build and Custom Housebuilding Register has been maintained. To date, 149 people or organisations have registered their interest on the Council's on-line registration form, including 59 during this monitoring year (2017-18) and 24 since 1st April 2018.

Planning applications

A total of 2,502 applications were decided during 2017-18 (excluding applications that were dismissed or not validated). This equates to a reduction in 471 planning applications compared to the previous monitoring year. The majority of applications received were planning applications (78%), of which 69

were for listed building consent. In terms of the size of applications, the majority were householder applications (51%), followed by minor applications (28%), and then Certificates of Lawful Development (20%). The performance for determining major applications within 13 weeks was 100% (compared to the 80% target), 91% of minor applications were determined within 8 weeks (compared to 70% target) and 94% of other applications were determined within 8 weeks (compared to 80% target). In total 1,471 of other types of applications were also dealt with including Prior Approvals, non-material amendments (NMA), Lawful Development Certificates (LDCP) and approval of details (AOD).

Appeals	Appeals performance is better than the national average with 135 appeals lodged in 2017-18, of which only 21% were upheld.
Enforcement	During 2017-18, 605 enforcement cases were registered (139 more than last year) and 33 enforcement notices were served (10 more than last year).
Heritage assets	Since April 2017 there has been lots of conservation activity with five new Grade II list entries (Crofton Park (St Hilda's) War Memorial, The Deptford (St Paul's) War Memorial, the Crofton Park (St Mary Magdalen) War Memorial, the Baring Hall Hotel and associated stable block, and a Ventilating column on Clifton Rise in New Cross) and two new entries on the local list (No.7 and 8 Bell Green Gasholders). Consultation is currently being carrying out for the potential adoption of a new conservation area and Article 4 Direction at the Christmas Estate and Perry Vale Conservation Area. Although at an early stage, Lewisham Park will also be considered as a conservation area. Whilst 18 buildings/structures and Deptford High Street Conservation Area remain on the Heritage at Risk Register the Council ran a tendering procedure to bring Ladywell Baths, a Grade II vacant building on the Heritage at Risk Register, back into use. Guidmore and Curzon have been selected to deliver a public cinema and restaurants within the Baths, and residential homes on the rest of the site.
Design Review Panel	During the monitoring year 14 residential, mixed-use and non-residential schemes have been reviewed (some multiple times) by the Design Review Panel, providing design advice at application and pre-application stage on 1,982 dwellings and 30,593m ² of non-residential floorspace as well as helping to address design concerns at an early stage in the planning process.

6. Conclusion

Main findings	<p>The AMR has highlighted a number of key concerns across the areas that are monitored. The main findings are as follows:</p> <ul style="list-style-type: none">• Housing: at 674 net new dwellings delivered, housing completions are significantly lower than previous years and fall well short of the London Plan's annual average housing target of 1,385. At 389 dwellings granted planning permission, approvals for the year are also significantly below
----------------------	---

historic levels. This is against a backdrop of slowing growth rates in housing delivery across England, and a significant downturn in delivery in London which is 20% below the previous year. This downturn has been acutely felt in the south-east sub-region where delivery levels were significantly down across all neighbouring boroughs. This downturn in housing completions and approvals is likely to represent an isolated event against a long-term trend of strong housing delivery that continues to meet the annual average target in the London Plan. Pre-monitoring of the 2018-19 year suggests that both delivery and approvals will improve significantly in the next monitoring year with 1,259 net additional dwellings already given planning permission (April – December 2018). The introduction of the Housing Delivery Test places greater emphasis on the monitoring of the short term delivery of housing however, and any undersupply in individual years will be felt acutely (see below).

- **Affordable housing:** at 39 net new affordable homes delivered (8%) and 68 granted planning consent (17%), both affordable housing completions and approvals are significantly below the Core Strategy's borough wide target of 50%. The social rent/affordable rent to intermediate ratio of 15:85 for completions and 90:10 for approved schemes differs significantly from the Core Strategy 70:30 target. This reflects the general downturn in London over the same period, and the acute undersupply of homes in the south-east sub-region. Pre-monitoring of the 2018-19 year suggests that both delivery and approvals will improve significantly in the next monitoring year with 1,259 net additional dwellings already given planning permission (April – December 2018) with 29% affordable housing.
- **Strategic sites:** whilst progress has occurred on the majority of the strategic sites that underpin the delivery of homes and wider regeneration in the borough, a number of key site allocations have been progressing slower than anticipated or have paused, including at Convoys Wharf. Whilst development had paused at New Bermondsey/Surrey Canal Triangle, dialogue has been resumed on the delivery of this key strategic site.
- **The Housing Delivery Test:** the NPPF introduced the HDT however result for this test have not yet been published. The Council is currently able to demonstrate a five year housing land supply. Significant risks have been identified in relation to potential future results of the HDT, as well as in relation to the five year housing land supply position in subsequent years, and similarly in relation to the 15 year supply of homes over the plan period, as it is likely that the draft London Plan will result in a higher housing target which will apply additional pressure on the supply of deliverable sites. Work is underway on a review to the Local Plan which will provide the opportunity to manage some of these risks. The emphasis of the HDT on monitoring housing delivery over a three year period means that significant dips in housing delivery in individual years may have significant impacts in relation to the punitive measures introduced alongside the HDT in the revised NPPF.

- **Non-residential development:** there has been a significant overall net loss of 15,796m² of non-residential floorspace. This includes the loss of 17,498m² of business floorspace (a reduction from the previous monitoring year where 23,284m² was lost), with a concentration of non-residential floorspace (69%) lost through the plan-led managed release of land within two site allocations, at Marine Wharf West and Kent Wharf as part of mixed-use regeneration schemes. The Council is currently reviewing its Local Plan, and an opportunity exists to review the approach to non-residential floorspace in planning policy and the spatial plan.
- **Revenue:** There has been some fluctuations in Council revenue from the planning process this year, with £3.3 million of CIL receipts down slightly from £4.4 the previous years, and S106 financial payments at £11.4 million up from £7.8 million the previous year. The New Homes Bonus at £6.9 million this year is down from £10.1 the previous year. Whilst S106, CIL and the NHB receipts fluctuate with the delivery of development, changes in the NHB receipts are also likely the result of the NHB payment being reduced from a 6-year payment to a 4-year payment. Any downturn in housing delivery will likely have a significant impact on the revenue received through all of these mechanisms.

Further monitoring is needed

The issues identified in the AMR including the main findings above will need to be further monitored in future AMRs and other channels. Specifically the Council may need to:

- Review its monitoring process to better capture relevant information in a timely manner to inform decision making.
- Monitor the delivery and approvals to determine any long term impacts and potential risks.
- Look at potential mitigation actions if necessary.
- Feed into the refresh of the Local Plan, with particular attention on the housing supply, affordable housing, and delivery of non-residential floorspace, particularly for business uses.

1. INTRODUCTION AND CONTEXT

This is the fourteenth Lewisham Annual Monitoring Report (AMR). It sets out key information about the operation of the planning system in the London Borough of Lewisham during 1st April 2017 to 31st March 2018.

1.1 Content of the AMR

Table 1.1 shows how the AMR is structured into six main chapters.

Table 1.1: Structure of the AMR

Chapter	Summary of contents
Chapter 1	Explains the preparation of the AMR, relevant legislation and trends relating to population, housing, the economy and deprivation.
Chapter 2	Provides an overview of the type and amount of development that has been completed during 2017-18. It also assesses whether Core Strategy and London Plan housing targets have been met.
Chapter 3	Provides an overview of the type and amount of development approved for the future. It gives an overview of the Regeneration and Growth Areas and the progress made on strategic sites. It also considers the likely housing land supply for the future, based on a housing trajectory.
Chapter 4	Highlights the funding secured through Section 106 Agreements (S106), Community Infrastructure Levy (CIL) and the Government's New Homes Bonus. It also summarises the investment taking place in the borough and highlights the quality of design in new developments.
Chapter 5	Discusses development plan preparation, neighbourhood planning and duty to co-operate activities. It assesses the performance of the planning service in terms of planning applications, planning appeals and enforcement action. It also highlights conservation and urban design initiatives.
Chapter 6	Provides a summary of the main achievements in 2017-18 and raises a number of concerns.

1.2 Development of the AMR, data sources and parameters

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

- Data has been taken from two main sources. The first is from the Lewisham Council Planning Service and specifically in-house records relating to planning applications.
- The second is from the Greater London Authority (GLA), including data retrieved from the London Development Database (LDD) and the GLA London Borough Profiles.
- Other sources of data have also been used and are acknowledged beneath figures and tables, within text and at the end of chapters.
- In some instances, data from last year's AMR remains relevant, i.e. 2015 Index of Multiple Deprivation, and they have been reiterated in this AMR.
- Where possible the AMR incorporates time series data, drawing on data from previous AMR, in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.

- Chapters 2 and 3 do not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council.
- Chapters 2 and 3 are not capable of capturing all development that takes place in the borough, especially small-scale alterations, extensions, and development to dwellings that have permitted development rights and changes between some use classes.
- Chapters 2 and 3 do not assess developments for compliance with the “nationally described space standard” which came into effect on 1st October 2015.
- Chapters 2 and 3 consider whether the Core Strategy policies are being delivered (especially CS1-6, CS19 and SSA2-6), whether the spatial strategy for the borough (Core Strategy policies SP1 and SP2) is being achieved and whether the local/regional housing targets are being met.
- There may be some duplication between Chapters 2 and 3 as some sites that have been approved during 2017-18 may also have been completed within the same monitoring year.
- The Government’s completions data used to inform the Housing Delivery Test (HDT), differs to the completions data presented in section 2.1. Both sets of data are sourced from the GLA’s LDD, once the Council’s annual completions survey has taken place. However, it is often the case that the completions data is amended and then used by the Council at some point after the Government have extracted the LDD data.
- The majority of the AMR looks at development from 1st April 2017 to 31st March 2018. This creates a time-lag, where development that has taken place up to the present date, may not be acknowledged in this AMR.
- Some sections of the report including sections 1.3.2, 3.3, 4.4, 4.5, 4.6, 5.1, 5.2, 5.3, and 5.8 cover the monitoring period, but also provide updates beyond April 2018, in order to illustrate the most up to date situation.
- The housing land supply mentioned in Chapter 3 and Appendices 3 and 4 provide an indication of the likely amount of development that will come forward in the next 15 years. However, given that development relies on many external factors including the private sector for implementation, the actual supply of housing cannot be guaranteed.
- The AMR makes references throughout to different Use Classes, as listed in Table 1.2. However, the Use Classes Order and the General Permitted Development Order are frequently updated. The following weblink should be used for definitive use class information.

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

Table 1.2:
Use Classes

Use class category	Types of development within use class
A Retail	<ul style="list-style-type: none"> • A1 shops • A2 financial and professional services • A3 food and drink • A4 drinking establishments • A5 hot food takeaways
B Business	<ul style="list-style-type: none"> • B1 business • B2 general industrial • B8 storage or distribution
C Dwellings	<ul style="list-style-type: none"> • C1 hotels • C2 residential institutions • C3 dwelling houses • C4 house of multiple occupation
D Community and Leisure	<ul style="list-style-type: none"> • D1 non-residential institutions • D2 assembly and leisure
Sui generis	<ul style="list-style-type: none"> • Uses which do not fall within above uses

1.3 Planning Framework

1.3.1 Requirement for a Monitoring Report

The content and preparation of the AMR is governed by a range of national legislation.

Under the Planning and Compulsory Purchase Act 2004 (as amended), local planning authorities were required to monitor and review:

- The extent current policies are being achieved (e.g. planning policies adopted in the council's Core Strategy).
- The progress made towards the key milestones in the latest Local Development Scheme (the timetable for the preparation of new Local Plan documents and Supplementary Planning Documents).

Local Authorities are required to review monitoring information at least once every 12 months

Historically the AMR was legally required to be submitted to the Secretary of State, however this is no longer necessary and the AMR is now published on the Council's website. Local planning authorities are encouraged to provide this information to their communities at the earliest opportunity and to put in place arrangements to review the information at least once every 12 months to ensure it remains up-to-date.

Regulation 34 (Part 8) of the Local Planning Regulations 2012 specifies the information a local planning authority's monitoring report must contain:

- Progress made towards planning policies that specifies an annual number – see Chapters 2 and 3.
- Information on the amount of CIL receipts collected and any expenditure in the reporting period – see section 4.3 and Appendix 6.
- Timetable and progress of any Local Plan documents and Supplementary Planning Documents outlined within the Council's latest Local Development Scheme (including reasons for any delay and the date of any approved or adopted document) – see section 5.1.

- Details of any made neighbourhood development order or neighbourhood development plan – see section 5.2.
- Details of any duty to co-operate actions taken (prescribed under section 33A of 2004 Act) – see section 5.3.

1.3.2 Key Changes to Planning Legislation

A range of new planning legislation has been introduced since April 2017 and these are set out in Table 1.3.

Table 1.3: New planning legislation

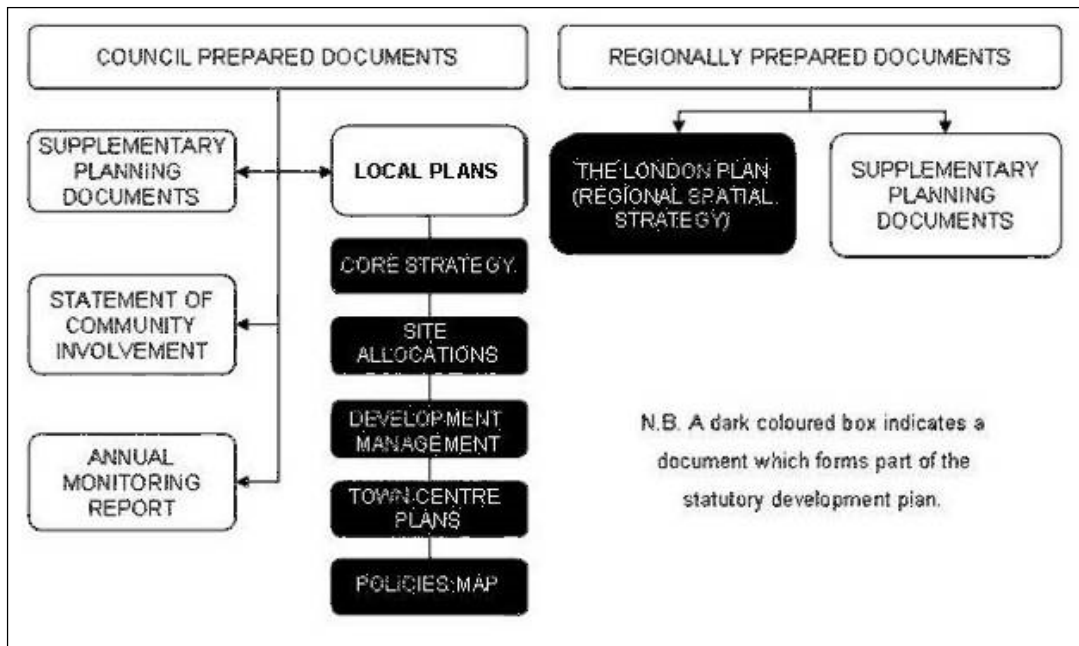
Legislation	Description
Brownfield Land Register Regulations 2017 and Permission in Principle Order 2017 (16 April 2017)	These place a duty on the Council to prepare, maintain and publish registers of brownfield land that is suitable for residential development, split into two parts. Part 1 includes a list of all previously developed sites that are assessed as being suitable for housing. Part 2 includes a list of sites that have been granted Permission in Principle (PIP) by the Council, although this is not mandatory.
Neighbourhood Planning Act 2017 (27 April 2017)	This Act received Royal Assent on 27 April 2017. It strengthens neighbourhood planning by ensuring that planning decisions take into account well advanced neighbourhood development plans by giving these plans full legal effect before they have been through the referendum and introduces a process for modifying neighbourhood development orders and plans. The Act also requires planning authorities to identify the strategic priorities for development in their local areas in up-to-date development plan (taken as a whole). The legislation also makes changes to how pre-commencement conditions can be used and gives the Secretary of State power to make regulations prescribing their use in certain circumstances. Local authorities will be required to record specified prior approvals for permitted development rights on the planning register. The Act also makes further changes to the law on compulsory purchase, following reforms introduced by the Housing and Planning Act 2016.
The Draft London Plan (1 December 2017)	The GLA published a draft London Plan in December 2017 and adoption is expected in 2020. The Plan seeks to provide a strategic planning framework and contains a set of ambitious and integrated policies that, when taken together, form a comprehensive approach towards the development of London over the next 20-25 years. It is acknowledged that the Plan signifies a step change from the current policy approach and Lewisham was pleased to see the many ways in which the Mayor's proposed policies align with the Council's aspirations and the work already underway in the borough, including around Catford town centre and in the Bakerloo Line Extension (BLE). Some of the main implications for the Local Plan arising from this are meeting the higher annual housing target, ensuring development is appropriate to its surroundings given the removal of the density matrix, planning for higher growth without financial commitment to strategic infrastructure such as the BLE Phase 1, achieving the small sites target and minimising the impacts of piecemeal infill development, maintaining local flexibility to deliver a range of regenerative

	benefits and avoiding a more protracted application process, which additionally burdens both the Council and applicants.
The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (6 April 2018)	An extension of permitted development rights covering distribution use to residential use; increase the size limits that apply to permitted development on agricultural land; amend the existing right to change use of agricultural buildings to residential use to allow up to a total of five dwelling houses, subject to limitations and conditions.
Revised NPPF (24 July 2018)	The Revised NPPF has signalled the biggest change to national policy since its introduction back in 2012. The document sets out the Government's planning policies for England and how these should be applied as well as providing a framework within which locally-prepared plans for housing and other development can be produced. Some of key changes from the 2012 NPPF include, but not limited to, an increased emphasis on small sites and quality design, a new way of assessing local housing need and the first formal recognition of the build to rent sector.
The Housing Delivery Test 2018 (last updated 13 September 2018)	The Housing Delivery Test was first introduced on the 14 September 2017 in 'Planning for the right homes in the right places: consultation proposals'. It seeks to help planning authorities plan and deliver the homes they need. It identifies a "standard method" for calculating local housing need, which will affect both the way in which local plans are prepared and the manner in which planning applications are determined. The HDT calculation is a percentage measurement of the number homes delivered against the number of homes required, over a rolling three-year period. The test results will be published annually in November and punitive measures will be introduced to authorities that are not delivering. Since September 2018, the HDT has been incorporated into National Planning Policy Guidance "Housing Need Assessment". The Government is currently consulting on changes to the methodology.

1.3.3 Local Policy Framework and the AMR

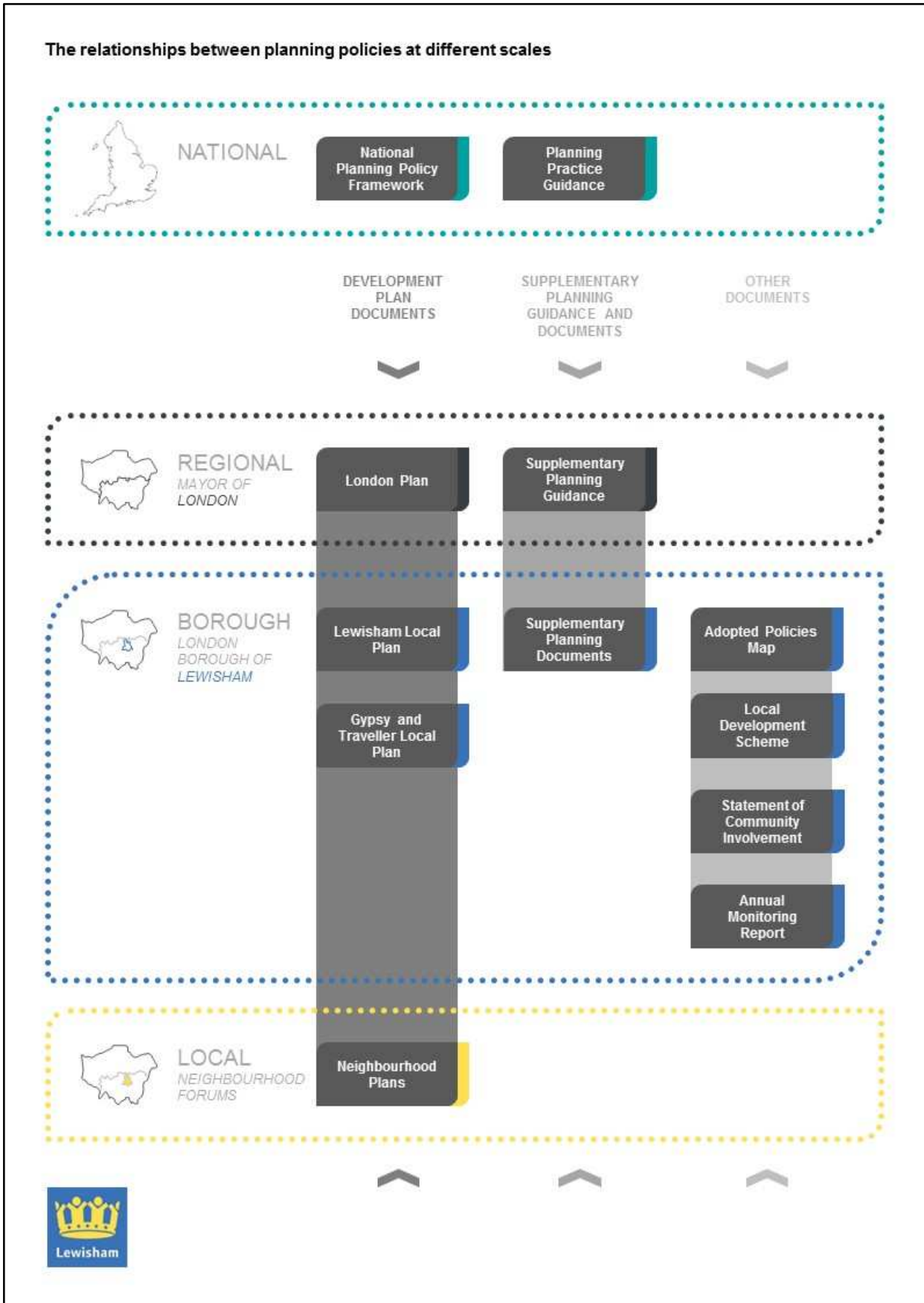
At the local level, the borough's current planning policies are organised into a Local Development Framework (LDF), the components of which are shown in Figure 1.1. They replaced the Unitary Development Plan (UDP) adopted in July 2004. Work has now started on the preparation of a new Local Plan. The new structure is shown in Figure 1.2. In both instances the AMR is one of three procedural documents that form part of the local policy framework.

Figure 1.1:
Relationships between
the
documents
making up
Lewisham's
current Local
Development
Framework



Source: Lewisham Planning Policy Team

Figure 1.2: Relationship between the documents that make up the forthcoming Lewisham Planning Framework



Source: Lewisham Planning Policy Team

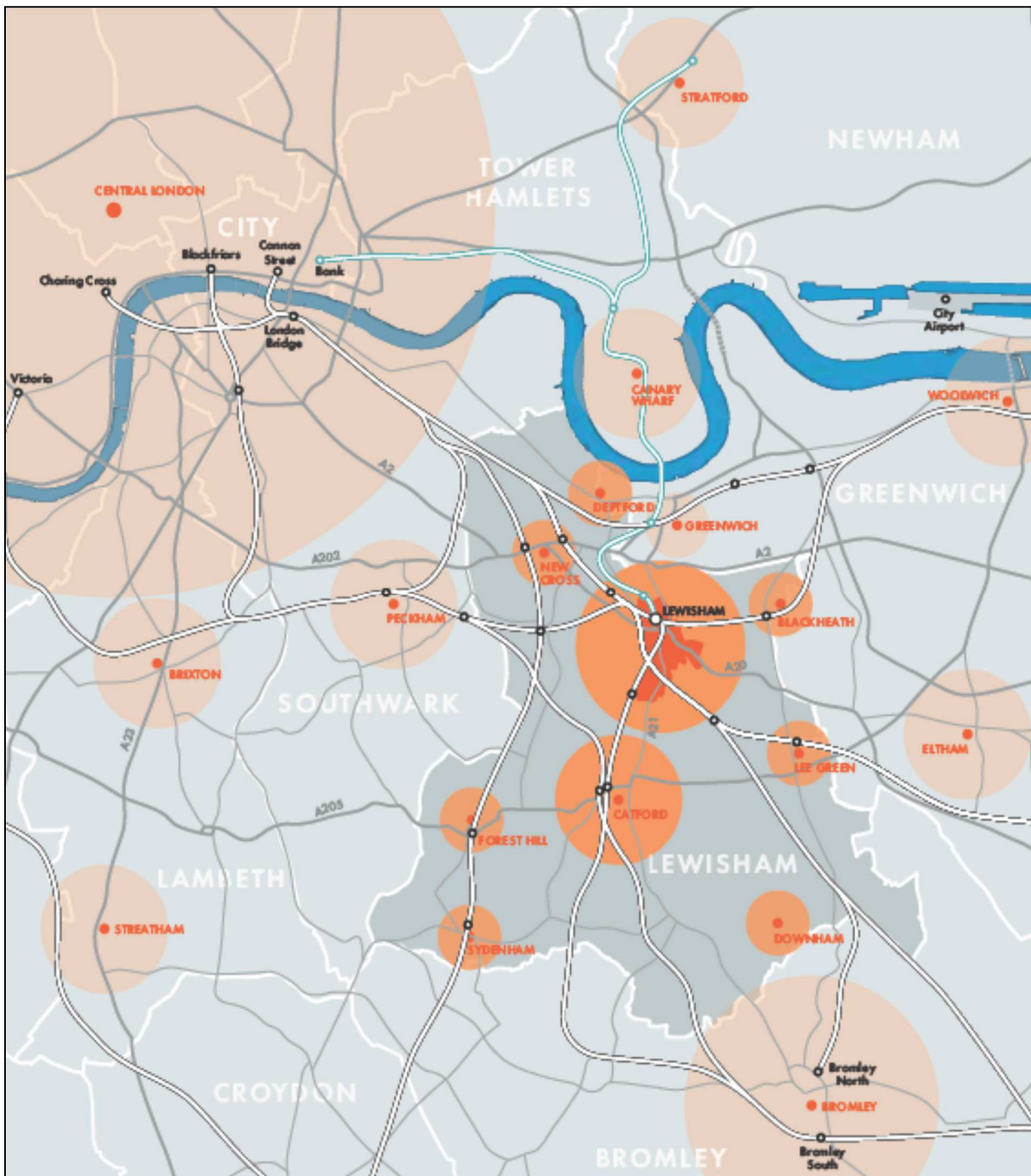
1.4 A Borough Profile

1.4.1 Geography

Lewisham is located south east of central London

Figure 1.3 shows that the London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east. Lewisham and Catford are the major service centres in the borough, although there are a number of district centres, neighbourhood and local centres too.

Figure 1.3: Map of South East London, showing the location of Lewisham borough



1.4.2 Characteristics

Table 1.4 shows that Lewisham is a diverse borough and has various characteristics that make it a unique place.

Table 1.4: Lewisham: a unique place

Characteristic	Examples
A large, growing and diverse population	<ul style="list-style-type: none"> Including over 303,400 people who speak 170 languages, it is the 15th most ethnically diverse borough in England.
Diverse neighbourhoods	<ul style="list-style-type: none"> Including strong communities with unique identities at Bellingham, Blackheath, Brockley, Catford, Crofton Park, Deptford, Downham, Forest Hill, Grove Park, Hither Green, Honor Oak, Ladywell, Lee Green, Lewisham, New Cross, New Cross Gate and Sydenham.
Extensive housing areas	<ul style="list-style-type: none"> Including approximately 131,076 households, living in mainly older Victorian neighbourhoods in the north of the borough and in 20th century suburbs in the south. Lewisham is experiencing a change in housing with a decline in terrace houses, an increase in purpose built flats and changing housing tenure with proportionately more social rent in Lewisham than London, but slightly less private rent and less home ownership.
Key regeneration sites	<ul style="list-style-type: none"> Including Opportunity Areas at Lewisham, Catford, New Cross and Deptford that will accommodate substantial new jobs and/or homes in the future and the nationally significant Thames Gateway in the north of the borough.
A hierarchy of retail centres	<ul style="list-style-type: none"> Including the two major town centres of Lewisham and Catford, seven district centres, two out of centre retail parks, five neighbourhood centres and over 80 local shopping parades.
A range of employment	<ul style="list-style-type: none"> Including two Strategic Industrial Locations at Bromley Road and Surrey Canal Road, and other employment areas across the borough.
Good transport links	<ul style="list-style-type: none"> Including important road and rail transport routes (radial and orbital routes and 21 railway stations) connecting within London and between London, Kent and Sussex.
A rich heritage	<ul style="list-style-type: none"> Including 28 conservation areas, 364 nationally listed entries, 301 locally listed buildings, areas of archaeological priority, scheduled ancient monuments, registered parks and gardens and, at Blackheath, part of the buffer zone for the UNESCO Maritime Greenwich World Heritage Site.
Extensive green and blue networks	<ul style="list-style-type: none"> Including greenspace that encompasses over one fifth of the borough and an 8km long network along the Rivers Thames, Ravensbourne, Quaggy and Deptford Creek. Lewisham parks are among the best in the United Kingdom as 16 parks have been given Green Flag Awards in July 2018: Bellingham Green, Blackheath, Brookmill Park, Chinbrook Meadows, Cornmill Gardens, Deptford Park, Hilly Fields, Horniman Museum Gardens, Ladywell Fields, Manor Park, Manor House Gardens, Mayow Park, Mountsfield Park, Northbrook Park, Sydenham Wells and Telegraph Hill Park and an additional five open spaces were given Green Flag Community Awards.

The remainder of this chapter sets out a profile of the borough, using data from:

- DCLG, 2015, English Index of Multiple Deprivation.
- GLA, London Borough Profiles and Atlas (accessed Oct 2018).
- ONS, 2017, Ratio of house price to workplace-based earnings.
- ONS, 2011 Census.

1.4.3 Demography

The population continues to grow

Table 1.5 shows that in 2017, the borough has an estimate population of around 303,400 people and around 131,100 households. Compared to a population of 275,900 and 116,091 households in the 2011 Census, this represents a population growth of 10% and household growth of 13% in the last six years.

The population has a lower average age

Similar to other London areas, the borough has a lower average age when compared to the rest of the UK and a slightly higher proportion of the population at 0-15 years and at working age. There is 6.7% more 0-15 year olds in Lewisham compared to London.

Table 1.5: Lewisham's population

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
GLA Population Estimate (2017)	303,400	3,535,700	8,835,500	55,609,600	England
GLA Household Estimate (2017)	131,076	1,522,541	3,601,963	.	England
Inland Area (hectares)	3,515	31,929	157,215	13,025,967	England
Population density (per hectare) (2017)	86.3	110.7	56.2	.	England
Average Age (2017)	35.0	34.7	36.0	40.1	UK
Proportion of population aged 0-15 (2015)	20.6%	38.5%	13.9%	19.0%	England
Proportion of population of working-age (2015)	70.1%	54.7%	73.6%	63.3%	England
Proportion of population aged 65 and over (2015)	9.3%	6.8%	12.5%	17.7%	England

1.4.4 Diversity

Lewisham is an ethnically diverse borough

Table 1.6 shows that the borough is one of the most ethnically diverse boroughs in London, with communities from Black, Asian & Minority Ethnic (BAME) groups making up nearly half of the total population. The borough also has a higher proportion of its population born from abroad when compared to the rest of UK.

Table 1.6: Lewisham's diversity

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% of population born abroad (2015)	34.9%	40.1%	36.6%	13.3%	UK
% of population from BAME groups (2011)	46.5%	43.1%	42.5%	.	England
% aged 3+ whose main language is not English (2011)	16.5%	25.2%	22.1%	8.0%	England

1.4.5 Housing

Table 1.7 shows that housing prices in the borough are on average lower than other areas in London, but remains much higher than England's average. The borough also has a higher proportion of homes bought with a mortgage or loan when compared to the rest of London and a higher proportion of social housing.

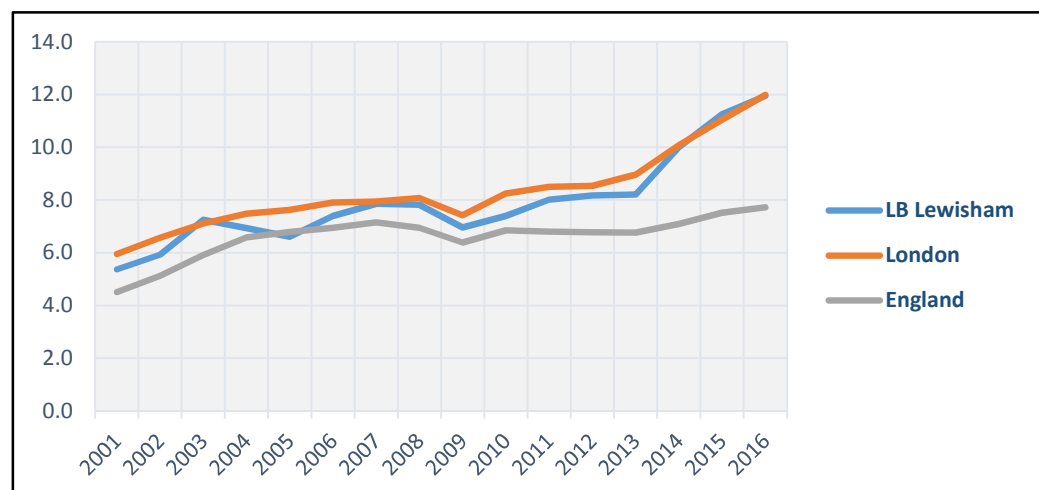
Table 1.7: Lewisham's housing

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Median House Price (2018 Q1)	£427,500	.	£466,000	£235,000	England
% Homes owned outright (2014)	16.5%	14.6%	22.0%	32.3%	UK
% Homes bought with mortgage or loan (2014)	31.7%	22.2%	27.9%	31.8%	UK
% Rented Local Authority or Housing Assoc. (2014)	28.1%	32.1%	23.1%	17.9%	UK
% Rented from private landlord (2014)	23.6%	30.9%	26.8%	17.9%	UK

Housing affordability is an issue

However, figure 1.4 shows that affordability remains a key issue, with median house prices nearly 12 times the workplace earnings in the borough (average ratio of 7.7 in England).

Figure 1.4: Ratio of median house price to median gross annual workspace-based earnings (2001-16)



1.4.6 Economy

Lewisham has a small but growing economy

Table 1.8 considers Lewisham's economy. The borough supports around 90,000 jobs and is home to around 10,400 active businesses. Compared to the rest of London, the borough has a much lower job density (reflecting higher levels of out-commuting) and a higher proportion of jobs in the public sector.

The borough also has a much higher proportion of employee jobs that are part-time (around 39%) when compared to rest of London or the UK.

Table 1.8: Lewisham's economy

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Number of jobs by workplace (2014)	90,000	3,442,500	5,633,400	28,556,100	England
Employee jobs (2016) *	66,000	3,142,000	5,023,000	25,530,000	n/a
% Employment in public sector (2014)	24.8%	14.3%	15.3%	16.8%	England
Jobs density per 1,000 people of working age (2015)	0.4	1.4	1.0	0.8	England
% Full-Time Employee Jobs (2016)	60.6%	77.1%	73.8%	67.8%	UK
% Part-Time Employee Jobs (2016)	39.4%	22.8%	26.2%	32.2%	UK
Number of active businesses (2015)	10,405	287,585	541,310	2,348,065	England
Two year business survival rates (started in 2013)	73%	71%	73%	75%	England

(*Note: employee jobs excludes self-employed, government-supported trainees and HM forces)

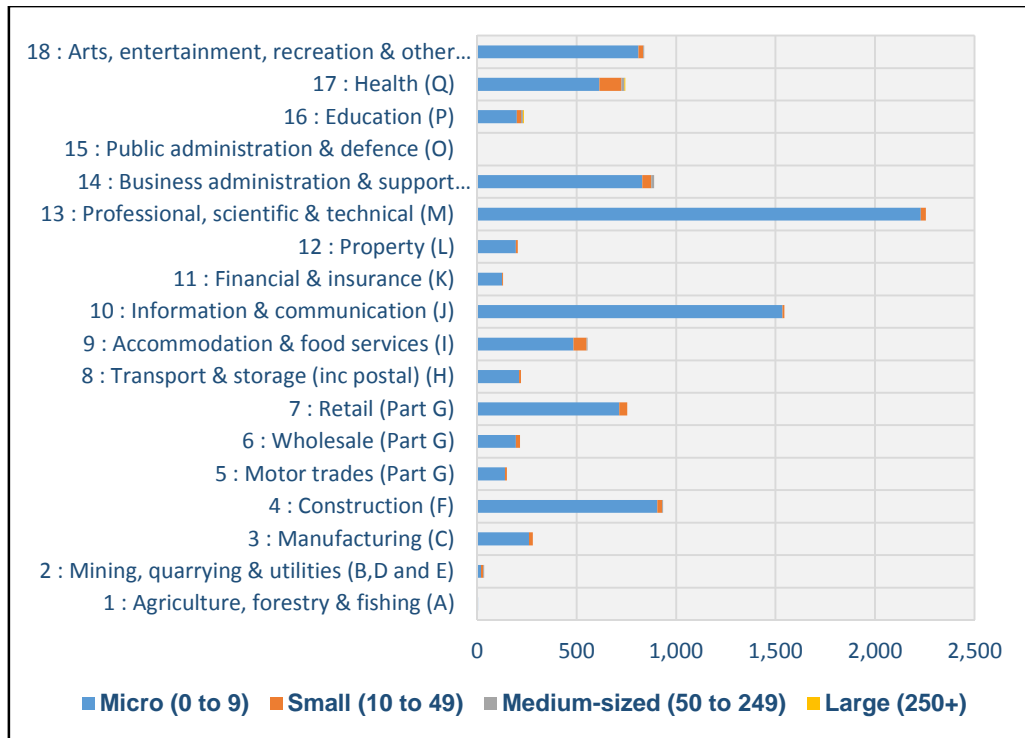
Small scale businesses are prevalent in Lewisham

Around 95% of the businesses in the borough are micro enterprises (with 1-9 people), a further 4% are small businesses (with 10 -49 people) and less than 1% of the businesses are medium sized businesses (with 50-249 people) or large sized businesses (with 250+ people).

A wide range of business sectors are present in the borough

Figure 1.5 shows that there is a wide range of sectors present in the borough, but that most of the businesses in the borough are focused in the professional, scientific & technical sector (around 23%), followed by the information and communication sector (around 16%), however, businesses in construction, business administration & support services, arts, entertainment, recreation, retail, health, and accommodation & food services are also common in the borough. Large businesses (with 205+ people) are limited to the education and health sectors. Short-term (two year) survival rates for businesses are similar to those in other London boroughs.

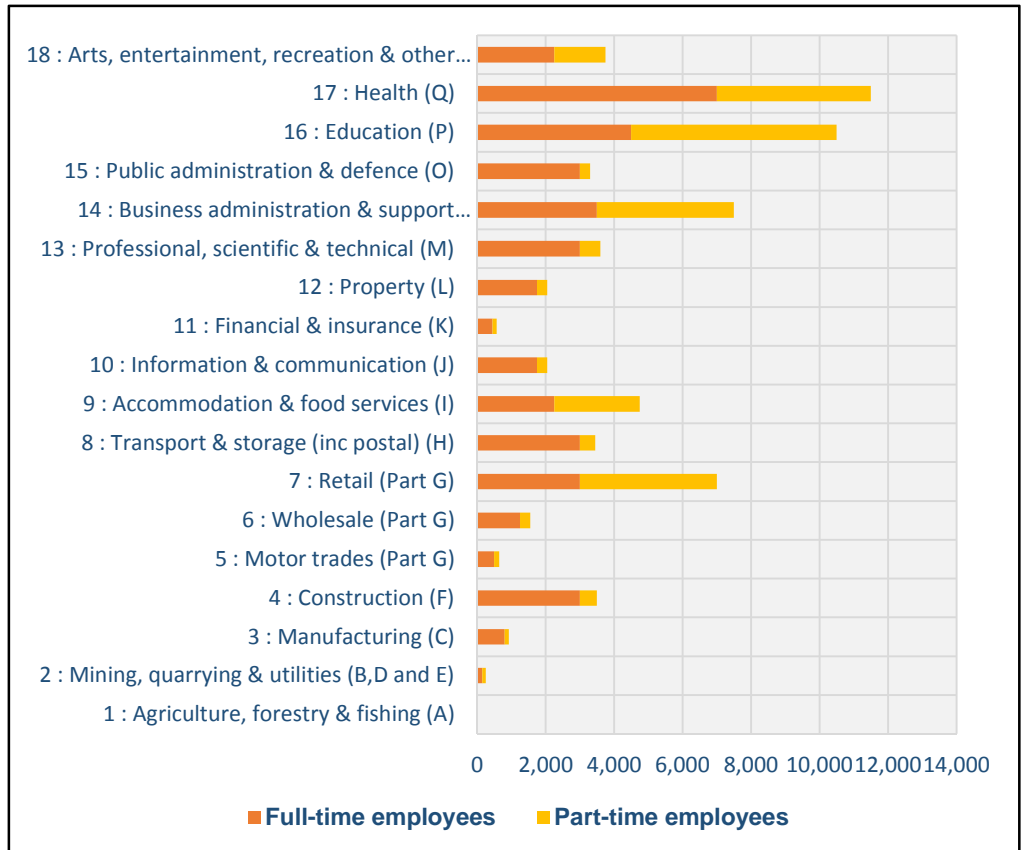
Figure 1.5:
Business counts by industry and employment size band (2015)



Education and health sectors are the two main employers

Figure 1.6 shows that the health sector accounts for around 17% of all employee jobs in the borough. This is followed by the education sector providing around 15% of the jobs, the retail sector and business administration and support services sector makes up around 11% each. It is worth noting that a high proportion of employment in these key industries are part-time jobs.

Figure 1.6:
Employee jobs by industry and employment status (2016)



The borough's town and district centres contribute to the borough's economy. They are frequently surveyed to determine how well they are performing by looking at the proportion of primary frontage used as shops, vacancy rates and the presence of betting shops, take-aways and public houses. The most recent survey results can be found at:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/evidence-base/Pages/LDF-evidence-base-employment-and-retail.aspx>

1.4.7 Labour Market

Youth unemployment remains high

Table 1.9 shows that employment and unemployment rates are in line with national averages, however youth unemployment amongst 18-24 year olds is notably higher when compared to the rest of London. The borough also has a slightly higher proportion of people claiming out-of-work benefits. Over half of those at working age are educated to degree level or equivalent.

Table 1.9: Lewisham's labour market

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% Employment rate (2015)	75.9%	72.3%	72.9%	73.9%	England
% Unemployment rate (2015)	5.7%	6.4%	6.1%	5.1%	England
% Youth unemployment claimant rate 18-24 (Dec-15)	6.0%	4.1%	3.6%	5.1%	England & Wales
% 16-18 who are NEET (2014)	3.5%	3.3%	3.4%	4.7%	England
% Working age with a disability (2015)	16.5%	15.6%	16.1%	19.2%	England
% Working age claim out-of-work benefits (May-16)	9.8%	8.6%	7.7%	8.7%	UK
% Working age with no qualifications (2015)	5.8%	7.2%	7.3%	8.8%	UK
% Working age with degree or above (2015)	53.3%	57.0%	49.9%	36.9%	UK
Median gross annual workplace earnings (2016)	£32,219	.	£36,302	£28,500	UK

1.4.8 Children

Children in Lewisham fare worse than London and England

Table 1.10 shows the proportion children achieving 5 or more GCSE at grade A* to C in the borough. It is slightly lower than those achieved in other London authorities, but in line with the national average.

The borough has a much higher rate of children that are either looked after by the Council and in care or living in out-of-work households when compared with the rest of London.

Table 1.10: Lewisham's children

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% Achieving 5/+ A* to C grades at GCSE (2013/14)	56.3%	.	61.8%	56.8%	England
% of pupils whose first language is not English (2015)	40.9%	49.6%	29.3%	15.7%	England
% children living in out-of-work households (2015)	17.9%	0.8%	14.4%	14.0%	England
Rates of Children Looked After (2016)	69.0	56.0	51.0	60.0	England

1.4.9 Transport

Transport generally reflects London as a whole

Table 1.11 shows that similar to the rest of London, there are fewer cars per household than the rest of England, the borough also has a slightly higher rate of adults that cycle regularly. However, accessibility by public transport is slightly poorer than other inner London areas.

Table 1.11: Lewisham's transport

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
Number of cars (2011 Census)	76,507	725,356	2,664,414	25,696,833	England
Number of cars per household (2011 Census)	0.7	0.5	0.8	1.1	England
% of adults who cycle at least once per month (14/15)	16.1%	.	14.7%	14.7%	England
Average public transport accessibility score (2014)	4.1	4.9	3.8	.	n/a

1.4.10 Environment

The borough is performing well in terms of greenspace and recycling

Table 1.12 shows that around one fifth of the borough encompasses green open space. The proportion of collected household waste which is recycled or composted is significantly lower than other London authorities, achieving just over half the rate other London authorities managed in 2014/15.

Table 1.12: Lewisham's environment

Indicator	Lewisham	Inner London	London	National comparator	National Comparator figure is:
% of area that is Greenspace (2005)	22.5%	21.7%	38.3%	87.5%	England
Total carbon emissions (kt CO2) (2014)	825	.	35,817	403,797	UK
% Household waste recycling rate (2016/17 Defra)	17.7%	.	33.0%	43.7%	England

1.4.11 Community Safety

Crime rates are much lower than Inner London Table 1.13 considers Lewisham’s community safety. In general, incidents of crime reported per population are lower than the rest of London, however, rates are still above national averages for England and Wales. The number of incidents involving an ambulance and the number of fires reported are also in line with rates for the rest of London.

Table 1.13: Lewisham’s community safety

Indicator	Inner London			National comparator	National Comparator figure is:
	Lewisham	London	London		
Crime rates per thousand population (2014/15)	77.0	106.4	84.0	65.7	England & Wales
Fires per thousand population (2014)	2.2	2.6	2.3	n/a	n/a
Ambulance incidents per hundred population (2014)	12.0	13.1	12.3	n/a	n/a

1.4.12 Deprivation

The Index of Multiple Deprivation (IMD) is the government’s primary measure of relative deprivation in England. The IMD, alongside other information, are often used by organisations as evidence in the development of strategies to target resources and interventions to the most deprived areas in England.

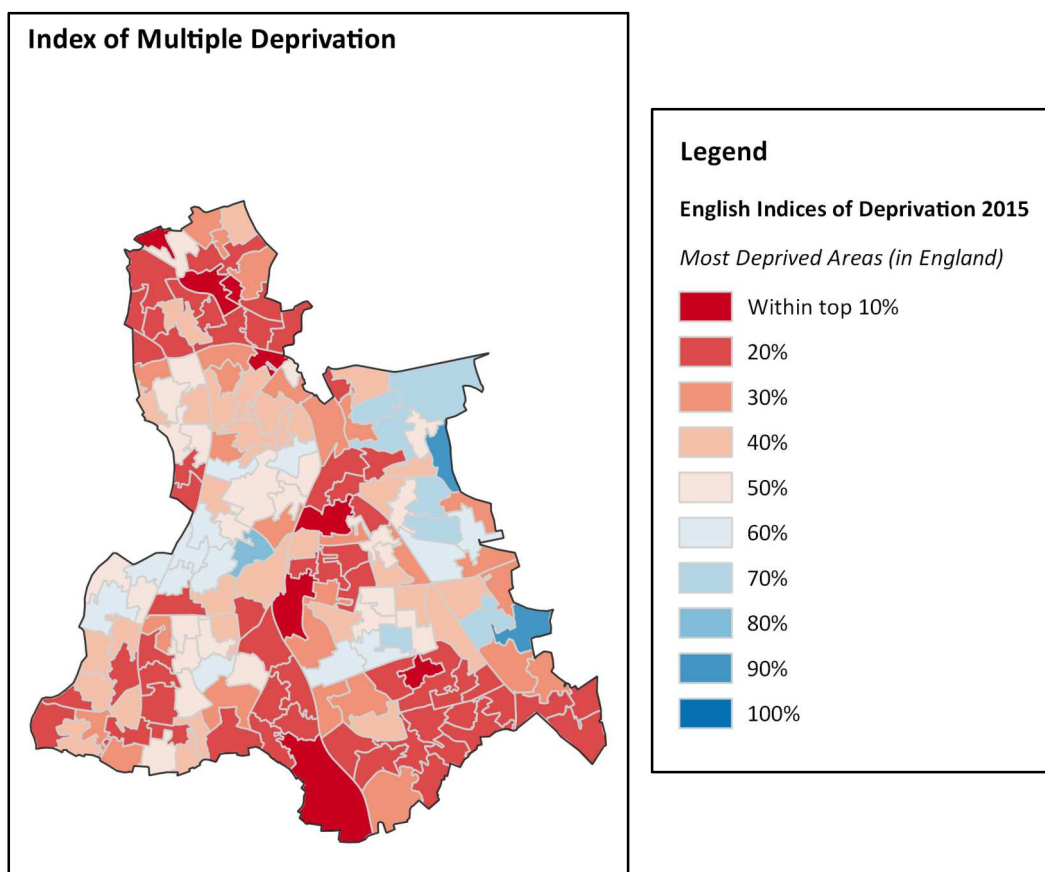
Table 1.14 and Figure 1.7 shows the IMD for Lewisham. The borough is ranked 48 (out of 326) in the 2015 IMD (with a rank of 1 being the most deprived local authority area in England). This means that in 2015, parts of the borough were amongst the top 10% most deprived local authority areas in England.

Deprivation varies across the borough It is important to note that patterns of deprivation within the borough is complex and varies for each domain. While deprivation relating to income, employment and health are focused in particular parts of the borough (southern parts of the borough and around the centres of Lewisham, Catford, Deptford and New Cross), deprivation relating to crime, living environment, and barriers to housing & services, are prevalent across the borough.

Table 1.14: Lewisham's ranking against the domains in the Index of Multiple Deprivation for England 2015

Domains	Rank of Average Rank	Number of LSOAs within England's 10% most deprived
Index of Multiple Deprivation	48	7
Income Deprivation	36	13
Employment Deprivation	80	5
Health Deprivation & Disability	103	2
Education, Skills & Training Deprivation	229	0
Barriers to Housing & Services	25	36
Living Environment Deprivation	27	28
Crime	14	46

Figure 1.7: Map showing Lewisham's ranking for the Index of Multiple Deprivation for England in 2015



2. DEVELOPMENT IN 2017-18

This chapter reviews planning performance in relation to the amount and type of development that has taken place during 2017-18, including completions for different types of housing, business, retail, community/leisure and other floorspace.

2.1 Residential Completions

2.1.1 Amount of New Housing

Development context

The MHCLG in their annual 'Housing statistical release' (November, 2018) noted that England has experienced an increase of only 2% in net additional dwellings delivered over the 2016/17 – 2017/18 period, with 222,190 net additional dwellings delivered. Whilst the number of homes delivered has increased marginally, the rate of growth is slowing considerably, from a high in 2014/15 of 25%. Across local authorities in England the picture is more varied, and nationally only 178 of the 326 authorities showed any increases in delivery.

In London the levels of delivery across the capital have fallen significantly, with 31,723 net additional dwellings delivered, down 20% from the previous year. In London the variance across authorities has been even greater, with 22 of the 33 London Boroughs experiencing decreases in net additional dwellings delivered. The trend for lower delivery levels was felt even more acutely in the south-east sub-region of London where delivery was significantly lower than historic levels in Lewisham and all neighbouring boroughs.

Residential completions are monitored by the Council on an annual basis through an annual completions survey. The completions data is input into the GLA's London Development Database (LDD), which forms the results shown in this chapter. The GLA co-ordinate the completions for the whole of London which are submitted to the Government in September, which forms the basis for the Housing Delivery Test (HDT). Some discrepancies may occur between data sets since the information held by the Council can be updated after the final LDD submission if any amendments are necessary, however any such changes are not captured in the Government's data. These amendments are minor and do not materially affect the reporting contained within the AMR.

489 net new dwellings in 2017-18

During 2017-18 a total of 489 net dwellings were completed, (561 new dwellings completed and a loss of 72 existing dwellings), and an additional 185 long term vacants brought back into use. This means that 674 homes were delivered against the annual average housing target in the London Plan of 1,385 net additional homes. This represents a significant downturn in annual housebuilding and completions against previous years, however against the annual average ten year target, housing targets continue to be met (see figure 2.1 below). An annual average target is used in the London Plan since normal fluctuation in the housing market can affect annual housing delivery in individual years. Monitoring of housing delivery in Lewisham over previous years shows the cyclical nature of

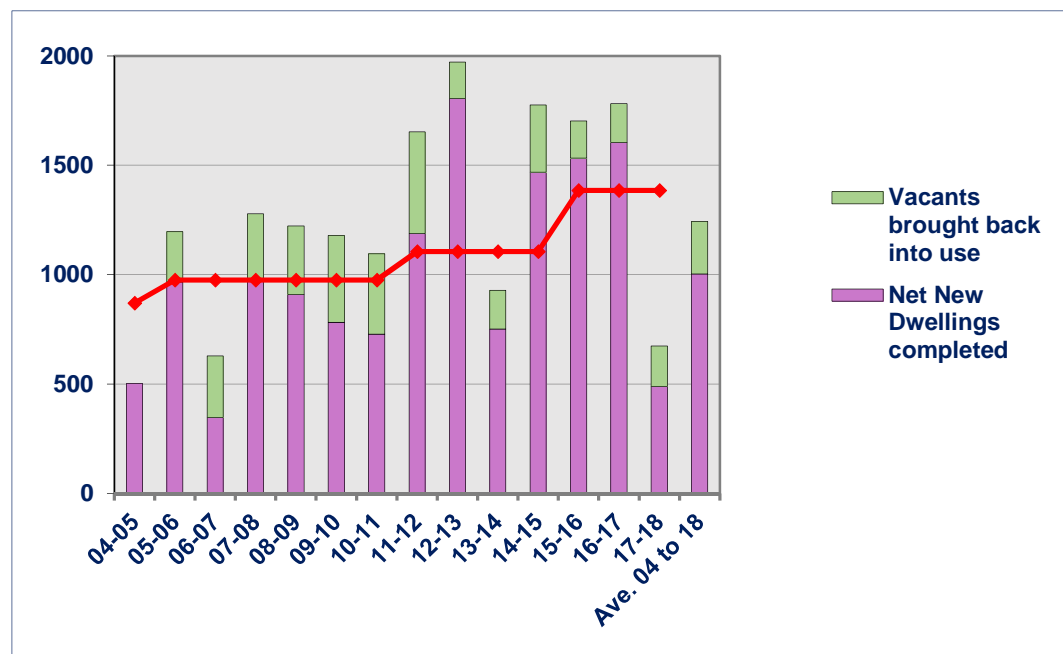
delivery, with a number of short-term dips in delivery seen in 2006/07 and 2013/14, against a long-term trend of a strong supply of new dwellings in the borough.

In addition, two completed schemes relate to non-conventional dwellings, including:

- 66 (C2) care home bedrooms at Marine Wharf West,
- seven (C2) care home bedrooms at 320 Brownhill Road.

Figure 2.1 shows the housing completions and the long-term vacant units brought back into use in the borough against the London Plan targets over the last 14 years.

Figure 2.1: New housing and vacant dwellings brought back into use 2004-05 to 2017-18



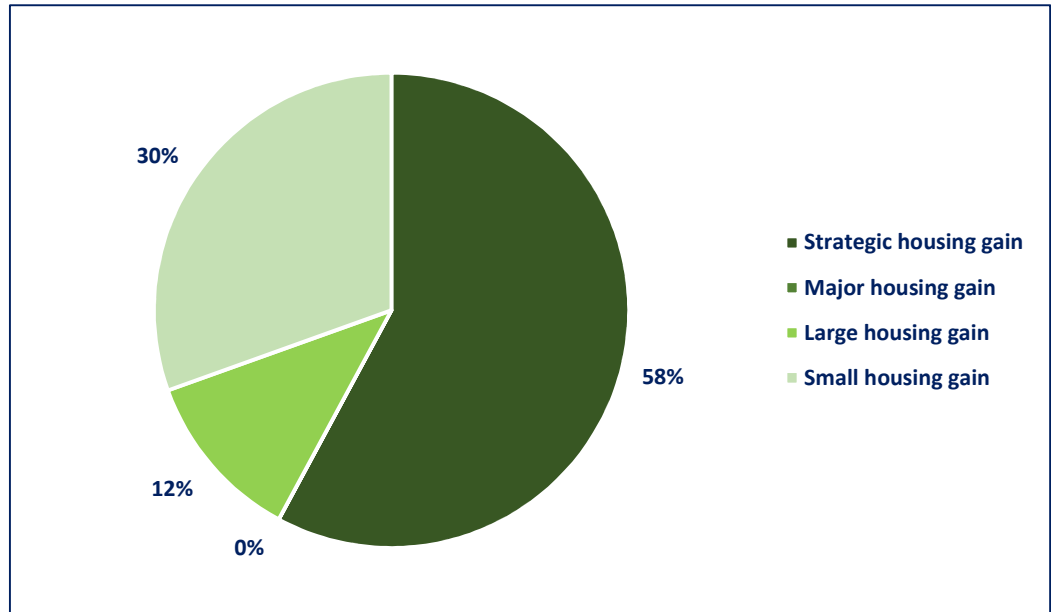
Source: LDD

2.1.2 Type of Sites with New Housing



- Strategic gains of more than 100 net dwellings.
- Major gains of more than 50 dwellings.
- Large gains of 10 dwellings or more.
- Small gains of less than 10 dwellings.

Figure 2.2: Housing completions by size of site 2017-18



Source: LDD

Figure 2.2 shows that 58% (283 units) of the net dwellings completed were concentrated on two sites that experienced strategic gains. No sites experienced major gains. 12% (57 units) were developed on two sites with large gains. Sites that experienced small gains were the most numerous type of site and provided 30% (149 units) of the net new homes. Compared to completions in the last monitoring year, there have been proportionally the same amount of strategic and large gains but an 11% increase in small gains.

There has also been a significant reduction in the number of completed dwellings relating to Prior Approvals, with 10 units, consisting of 1-3 units on six sites. This equates to 2% compared to 4% (60 units) in 2016-17 and 4% (216 units) in 2015-16. This allows the conversion of office or retail floorspace to residential use, with the Council having limited powers to resist such development. This reduction is likely to be the result of a combination of factors including limited stock availability and changing market conditions, and further fluctuations are likely as the current stock of suitable premises is gradually used up, with a limited supply that can be converted through Prior Approvals in the future.

Table 2.1 provides further details of the sites that have experienced net strategic (100+), major (50+) and large (10+) gains in conventional dwellings during 2017-18:

- A net total of 340 dwellings on strategic and large sites represents 70% of the total net completions. 30% of the completions were provided on sites with less than 10 dwellings.
- 83% have been provided as part of mixed use schemes, not just housing.
- 83% have been located on either sites that are Strategic Site Allocations or Site Allocations.
- None of the sites are located within town centres.
- None are Prior Approvals.

- Three out of four sites have already been fully completed whilst the Excalibur scheme has further phases yet to be completed.

Photo 2.1 (left):
Completed
housing at Kent
Wharf

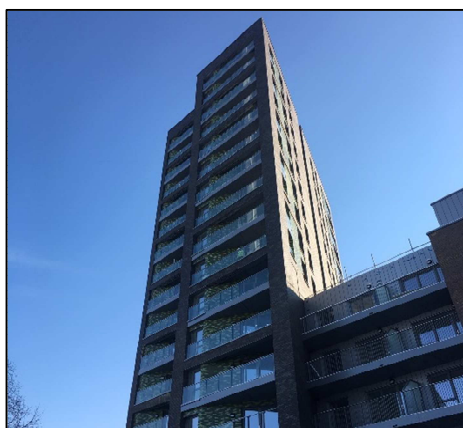


Photo 2.2 (right):
Completed
housing at
Excalibur estate



Table 2.1: Summary of sites that experienced housing gains above 10 dwellings in 2017-18

Site name	Ward	Site description	Net units completed	Has the site been completed?
Strategic gains: Kent Wharf	New Cross	Site Allocation. Mixed use scheme.	143	Yes
Marine Wharf West	Evelyn	Strategic site allocation. Mixed use scheme.	140	Yes
Large gains: 29 Pomeroy Street	Telegraph Hill	Residential scheme.	37	Yes
Excalibur housing estate	Whitefoot	Estate regeneration scheme. Residential scheme.	20	No, Phases 2 and 3 have yet to be completed and phases 4 and 5 are currently awaiting consent
TOTAL:			340	

Source: LDD

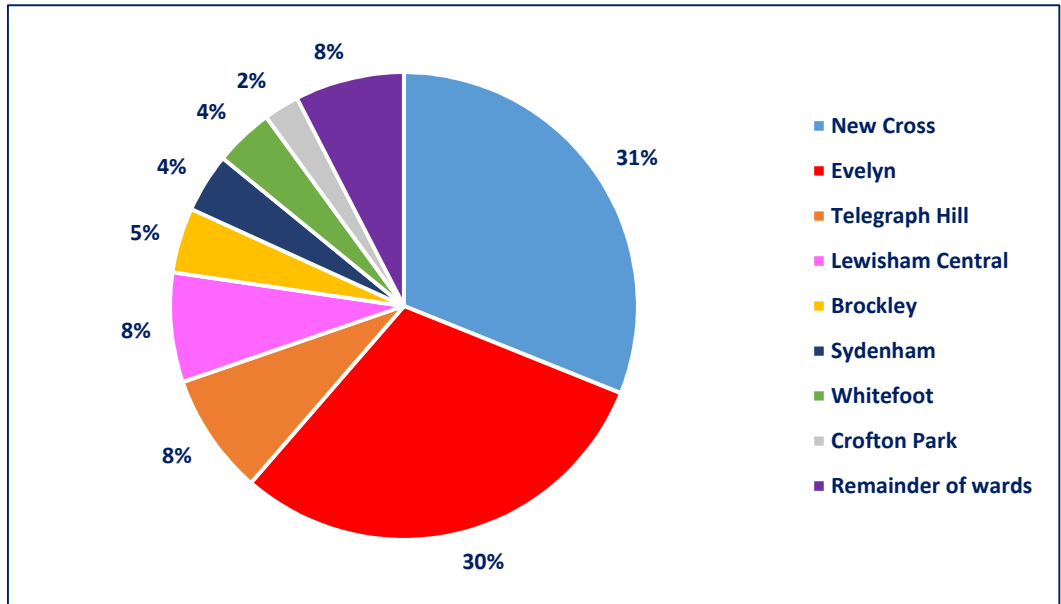
2.1.3 Distribution of New Housing

New housing continues to be concentrated in the Regeneration and Growth Areas

Figure 2.3 shows that 69% of the total net dwellings were built in three of the four wards located in the Regeneration and Growth Areas designated by the Core Strategy – New Cross (31%), Evelyn (30%) and Lewisham Central (8%). The map at Appendix 2 shows the locations of the wards. This is concentrating the growth in the north of the borough and in the main town centre. For all of the remaining wards in the Borough, each has delivered 8% or less of the net dwellings built.

The proportion of this year's completed units within the Regeneration and Growth Areas, at 69%, is similar to last year's 66%, but less than the 85% in 2015-16.

Figure 2.3: Distribution of housing completions by ward 2017-18



Source: LDD

2.1.4 Types of New Housing

Most new dwellings are flats

An important element of the housing supply is to provide a variety of choice in the type and size of accommodation, in order to reflect local need. Figure 2.4 shows that the net dwellings completed in 2017-18 were overwhelmingly (93%) in the form of flats and with only 4% houses/bungalows, 3% studios/bedsits and no live/work units. The dominance of flats continues the trend from previous years (87% in 2016-17). However there has been a reduction in studio/bedsits compared to 5% last year and 12% in 2015-16.

Figure 2.4: Housing completions by type of dwelling 2017-18

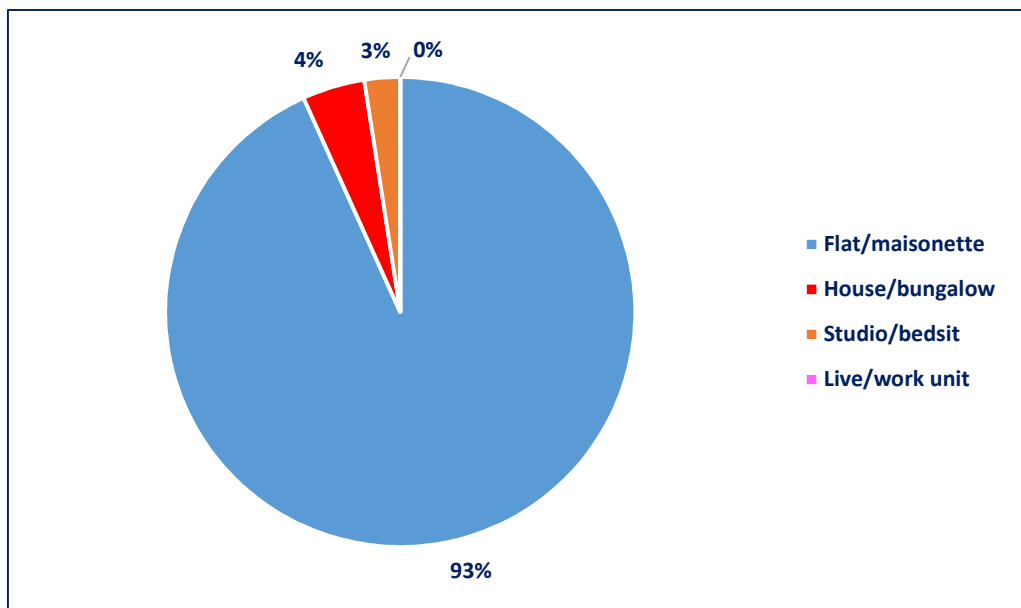
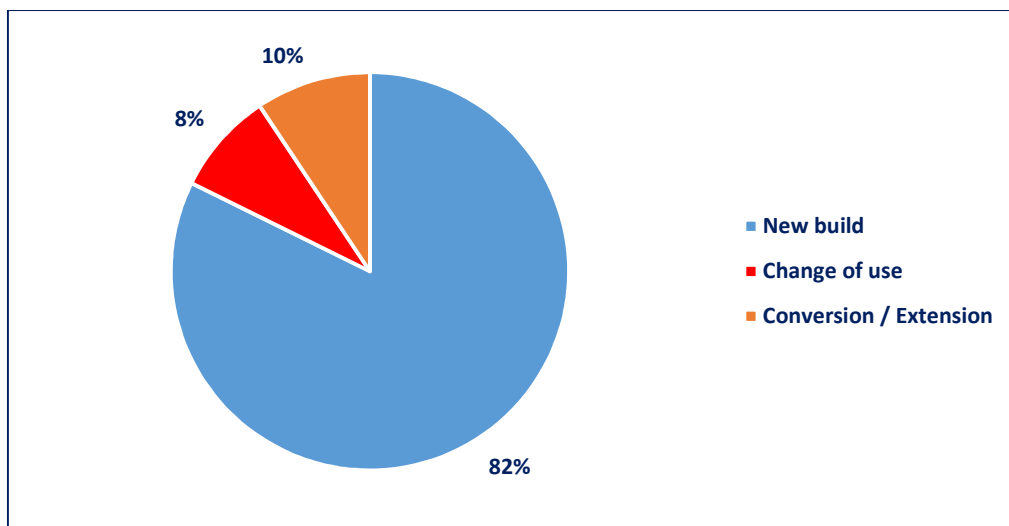


Figure 2.5:
Sources of new
housing 2017-18



Source: LDD

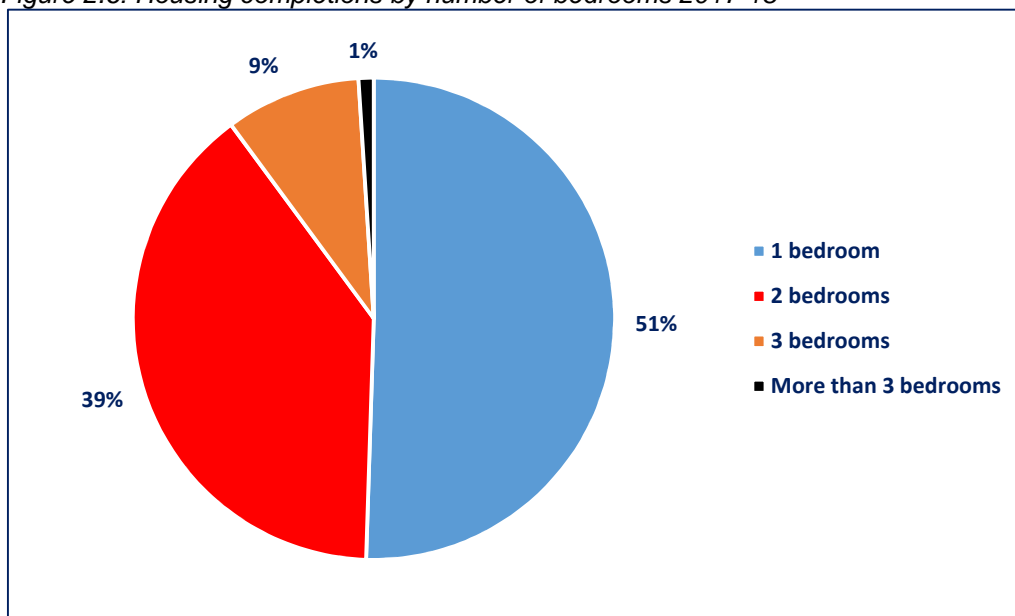
Most new dwellings are purpose-built

Figure 2.5 shows that 82% of the completed net dwellings were in new, purpose built developments, similar to last year's 83% and higher than 77% in 2015-16. Housing has also been created through existing buildings being converted and extended (10%). At 8% there has been proportionally less new dwellings arising from a change of use, compare to last year's 13% and 19% in 2015-16, due to less Prior Approvals being completed this year.

90% of the new dwellings are one or two bedrooms

Figure 2.6 shows the number of dwellings completed by number of bedrooms in 2017-18. It shows that a variety of dwelling sizes have been built. 90% of the dwellings are made up of one or two bedroom units. Proportionately there are less two-bedroom units compared to last year's 44% and less larger properties containing three or more bedrooms compared to last year's 21%, whilst the proportion of one-bedroom units has significantly increased from last year's 35%. However a range of unit sizes have been built, and this proportion is close to the Core Strategy policy that seeks the provision of family housing (3+ bedrooms) as part of any new development with 10 or more dwellings.

Figure 2.6: Housing completions by number of bedrooms 2017-18



Source: LDD

Some of the completed housing has been built in tall buildings

There has also been a variety in the height of developments completed during 2017-18, with 293 units built at less than 10 storeys. Only one scheme with 143 units at Kent Wharf has been completed in a tall building containing 16 storeys. Note: 11% of the completions have been recorded as a “not known” storey height in LDD and therefore some discrepancies may exist.

Some of the completed housing has been built at high densities

Furthermore, schemes are being built at a range of densities. Of the three sites that have experienced strategic and large scale gains (in Figure 2.1) and have been fully built out, there are:

- 401 dph (dwellings per hectare) at Kent Wharf,
- 244 dph at Marine Wharf West,
- 231 dph at 29 Pomeroy Street.

2.1.5 Amount of New Affordable Housing

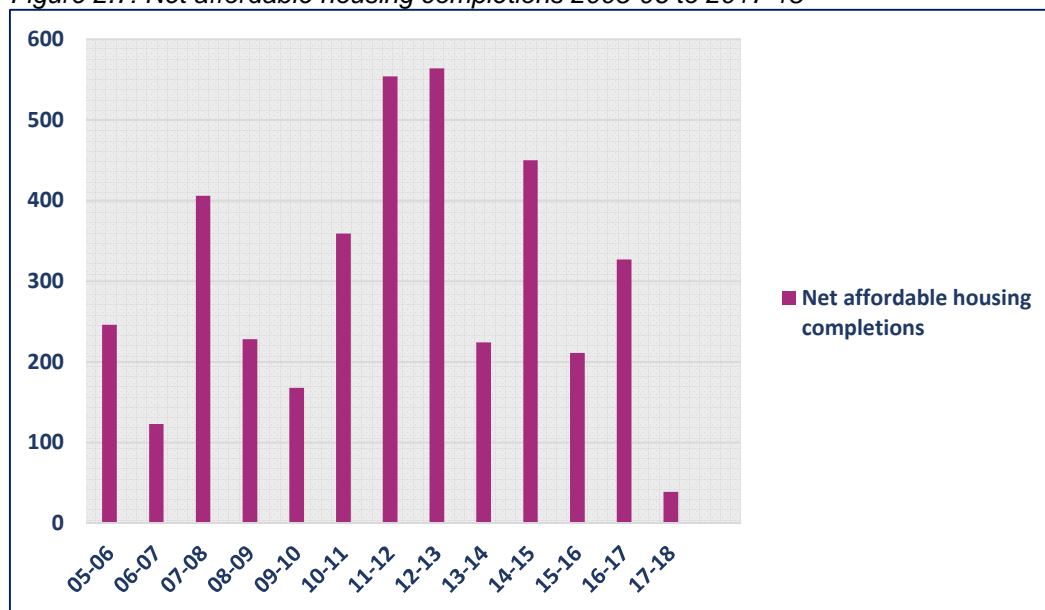
39 net new affordable homes delivered equating to 8% of all completions and 11% on qualifying sites

During the monitoring year 39 net new affordable homes were delivered. This represents 8% of net dwellings, and is well below the borough wide target of 50%, and considerably lower than the previous years. The proportion of affordable housing delivered rises to 11% when compared to net completions on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more dwellings).

The Council will continue to negotiate the highest amount of affordable housing possible on appropriate sites, taking into account market conditions, development viability and the need to balance the provision of affordable housing with the wider regeneration benefits of individual developments. The Council will continue to monitor the delivery of affordable housing through the AMR and other channels.

Note that the amount and tenure of affordable housing actually delivered on-site (which has been approved through Section 106 Agreements or subsequent approvals of S73 applications) may differ to the original permission details that are logged in LDD.

Figure 2.7: Net affordable housing completions 2005-06 to 2017-18



Source: LDD

Table 2.2 provides an overview of the affordable housing completions since 2005-06, which now totals 3,899 affordable units.

Table 2.2: Affordable housing completions 2005-06 to 2017-18

Category	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
Social rented	242	107	278	69	87	259	357	229	45	273	157	110	1
Affordable rent	NA	NA	NA	NA	NA	NA	NA	70	119	13	5	98	5
Intermediate	4	16	128	159	81	100	197	265	60	164	49	119	33
Social/afford rent: Intermediate Ratio	98:2	87:13	68:32	30:70	52:48	72:28	64:36	53:47	73:27	64:36	77:23	64:36	15:85
Total affordable	246	123	406	228	168	359	554	564	224	450	211	327	39
Cumulative affordable housing	246	369	775	1003	1171	1530	2084	2648	2872	3322	3,533	3,860	3,899

Source: LDD and GLA Affordable Housing database

2.1.6 Type of Sites with New Affordable Housing

Affordable housing has been provided on six sites

Of the six sites completed during the year which contained an element of affordable housing, no sites provided solely affordable housing. All of the affordable dwellings were built as part of a mix of tenures with both affordable units and market units on each site: consisting of two private development sites, one Housing Association site and three sites which have a mix of units in private and Housing Association control.

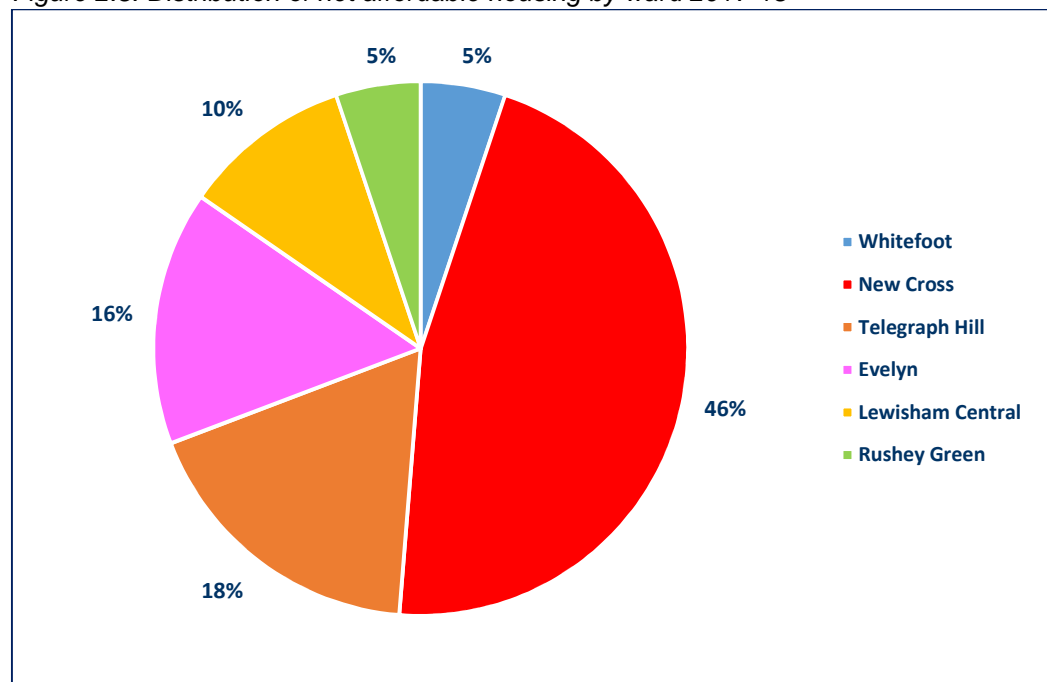
The Council remains committed to delivering a programme that will provide new affordable units and wider regeneration benefits. 500 council homes are either complete, under construction already have been granted consent or progress has been made towards delivering affordable units in the near future. An additional 1,000 affordable units have been pledged in the Mayor’s Manifesto and discussions are taking place as to where these newly identified units can be suitably located.

2.1.7 Distribution of New Affordable Housing

Affordable housing is concentrated in pockets throughout the borough

Figure 2.8 shows that the net affordable housing completed in 2017-18 was concentrated in a number of wards where key sites came forward for development during the year. This was spread across six wards. 77% were provided in the Regeneration and Growth Areas, in the wards of New Cross (46%), Evelyn (16%), Lewisham Central (10%) and Rushey Green (5%). 5% of the net affordable completions were located in the ward of Whitefoot, as part of the planned estate regeneration at Excalibur estate.

Figure 2.8: Distribution of net affordable housing by ward 2017-18



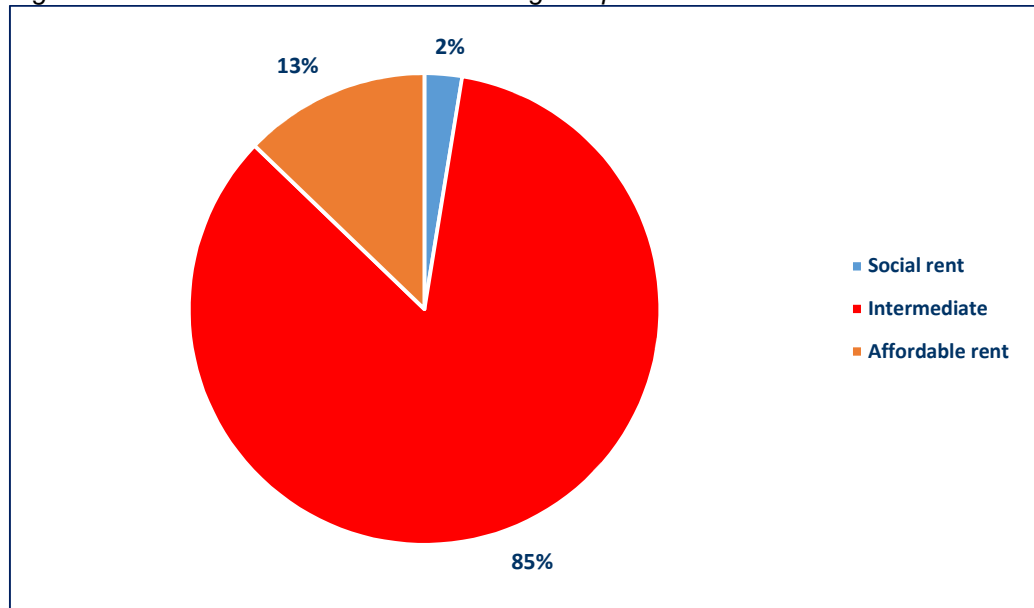
Source: LDD

2.1.8 Types of New Affordable Housing

Completions provided a social /affordable rent to intermediate ratio of 15:85

The social rent/affordable rent to intermediate ratio of 15:85 delivered over the monitoring year also differs significantly from the planning policy of 70:30 (see figure 2.9 below). This ratio tends to fluctuate each year reflecting site viability, market conditions and developer/affordable housing provider preferences.

Figure 2.9: Tenures of net affordable housing completions 2017-18



Source: LDD

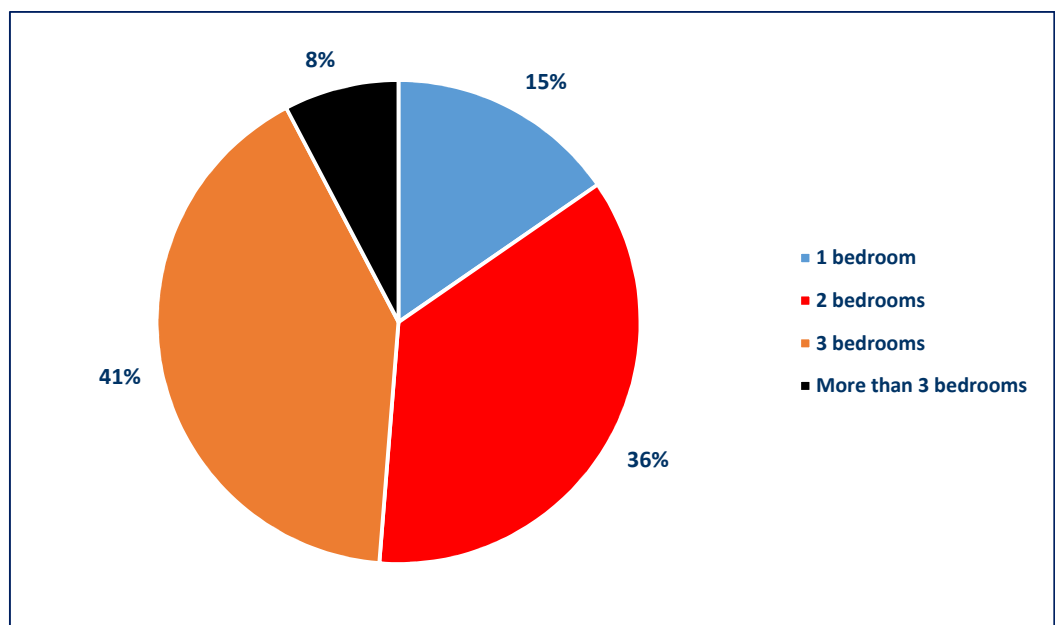
There is a variety of affordable housing

A variety of net affordable units have been completed during 2017-18. The majority (95%) were built as flats. Figure 2.10 shows that there is a variety in the size of affordable housing units, with 15% of the net affordable units completed as 1-bedroom units and 36% as 2-bedroom units, while 49% are larger affordable properties with 3 beds or more. This is close to the Core Strategy policy that seeks 42% family affordable housing (3+ bedrooms).

Proportionally, this results in:

- less one-bedroom units than last year's 21% and 40% in 2015-16,
- less 2-bedroom units than last year's 48% and 36% in 2015-16 and
- more 3+ bedroom units than last year's 31% and 24% in 2015-16.

Figure 2.10: Net affordable housing by bedroom size 2017-18



2.1.9 Net and Gross Completions

Due to the phasing of many of the larger regeneration schemes, the monitoring of net completions does not reflect the actual delivery of new affordable homes on site, especially where affordable housing stock is being upgraded to contemporary standards, or where subsequent phases of development will deliver higher levels of affordable housing. This monitoring year 13% of the supply of new dwellings has been the replacement of older affordable housing units that have been demolished and re-provided.

2.2 Non-residential Completions

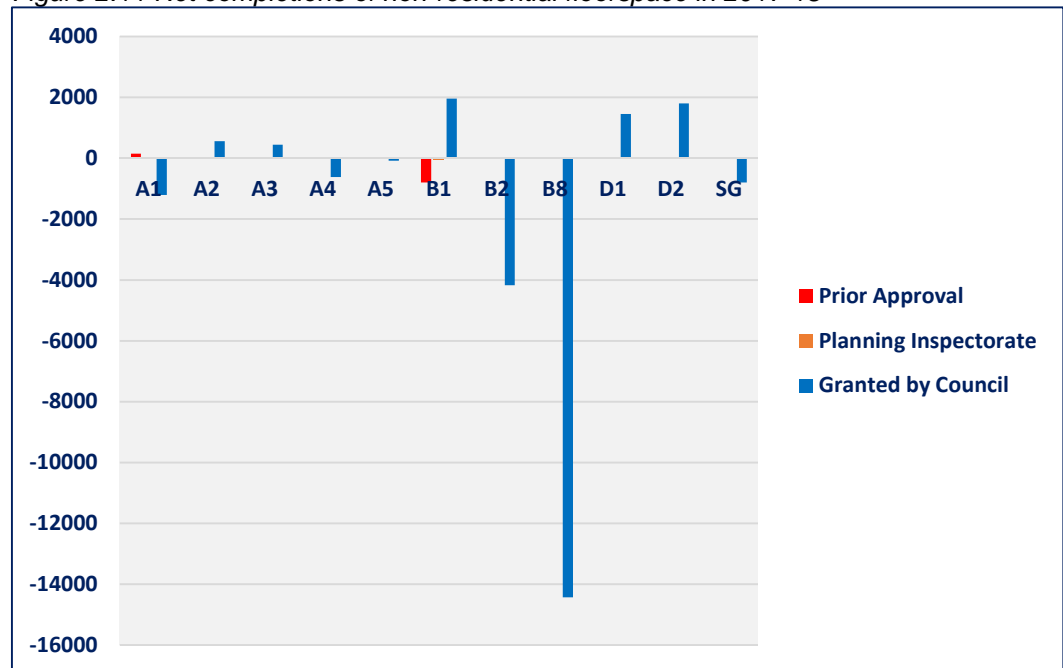
There has been an overall net loss in non-residential floorspace

There has been an overall net loss of 15,796m² of non-residential floorspace during 2017-18, since 11,650m² has been completed, and 27,446m² has been lost. Figure 2.11 shows overall net losses in A1, A4, B2, B8 and SG.

There are a number of important points to note about Figure 2.11:

- 644m² of the non-residential floorspace losses relate to Prior Approvals. This is much less than the 3,408m² lost in 2016-17 and 9,698m² lost in 2015-16.
- 60m² of B1 floorspace has been lost as a result of decisions made at an Appeal by Planning Inspectors.
- The majority of non-residential floorspace (69%) was lost through the plan-led managed release of land within two site allocations as part of mixed-use regeneration schemes which include the re-provision of approximately 7,928m² of high quality commercial floorspace, and an uplift in job creation.

Figure 2.11 Net completions of non-residential floorspace in 2017-18



Source: LDD

This section considers the significant changes that have taken place in non-residential floorspace due to completions made during 2017-18. The non-residential completions have been categorised as follows:

Strategic gains of more than 2,800m ² .
Major gains of more than 1,000m ² .
Large gains of more than 100m ² .
Small gains of less than 100m ² .
Small losses of less than 100m ² .
Large losses of more than 100m ² .
Major losses of more than 1,000m ² .
Strategic losses of more than 2,800m ² .

2.2.1 New Business Floorspace

There has been a net loss in business floorspace

Table 2.3 shows the net changes resulting from completions in business (B) floorspace during 2017-18, with a net loss of 17,498m².

Table 2.3: Change in business floorspace during 2017-18

Use Class	Existing floorspace lost in 2017-18 (m ²)	Net change during 2017-18 (m ²)	Resulting proposed floorspace gained in 2017-18 (m ²)
B1 (business)	-2,364	1,106	3,470
B2 (general industrial)	-4,168	-4,168	0
B8 (storage / distribution)	-14,436	-14,436	0
TOTAL:	-20,968	-17,498	3,470

Source: LDD

The sites that have experienced strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised:

Small net gains of less than 100m ² on 2 sites.
Small net losses of less than 100m ² on 7 sites.
Large net losses of between 131m ² and 412m ² on 4 sites.
Major net losses at: <ul style="list-style-type: none"> • 29 Pomeroy Street (1,076m²)
Strategic net losses at: <ul style="list-style-type: none"> • Kent Wharf (3,542m²) • Marine Wharf West on Plough Way (11,441m²).

Of the seven sites with large, major and strategic net losses:

- Four sites have been redeveloped solely for housing, of which two sites are Prior Approvals.
- Three sites have been redeveloped for mixed uses encompassing both non-residential, residential and/or live/work units.
- No sites have been redeveloped solely for non-residential development.

The trend of losing business floorspace has continued, albeit at a reduced pace compared to the previous monitoring year 2016-17 (-23,284m²). This reflects the continuing delivery of large, mixed-use strategic site allocations, where many site allocations re-provide business floorspace in a new, modern format suited to a modern day economy as well as providing much needed housing and other benefits to local communities.

2.2.2 New Retail Floorspace

There has been a net loss in retail floorspace Table 2.4 shows the net changes resulting from completions in retail (A) floorspace during 2017-18, with a net loss of 751m².

Table 2.4: Change in retail floorspace during 2017-18

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
A1 (shops)	-1,940	-1,052	888
A2 (services)	-23	564	587
A3 (restaurants)	-73	441	514
A4 (pubs & bars)	-622	-622	0
A5 (takeaways)	-82	-82	0
TOTAL:	-2,740	-751	1,989

Source: LDD

The sites that have experienced major net changes in retail floorspace are listed below whilst large and small net changes are summarised:

Major net gains at: <ul style="list-style-type: none"> • Marine Wharf West on Plough Way (1,543m²).
Large net gains of 104m ² on 1 site.
Small net gains of less than 100m ² on 2 sites.
Small net losses of less than 100m ² on 9 sites.
Large net losses of between 116m ² and 382m ² on 3 sites.
Major net losses at: <ul style="list-style-type: none"> • 65-71 Lewisham High Street (1,314m²).

Of the four sites with large and major net losses:

- Two sites have been redeveloped solely for housing.
- One site has been redeveloped for mixed uses encompassing both non-residential and residential.
- One site has been redeveloped solely for non-residential development.

2.2.3 New Leisure and Community Floorspace

There has been a net gain in leisure and community floorspace

Table 2.5 shows the net changes resulting from completions in leisure and community (D) floorspace during 2017-18, with a net gain of 3,253m².

Table 2.5: Changes in leisure and community floorspace in 2017-18

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
D1 (non-residential institutions)	-838	1,453	2,291
D2 (assembly and leisure)	0	1,800	1,800
TOTAL:	-838	3,253	4,091

Source: LDD

The sites that have experienced strategic and major net changes in leisure and community floorspace are listed below whilst large and small net changes are summarised:

Major net gains at: <ul style="list-style-type: none"> • Former St James Hatcham Church (1,833m²). • 65-71 Lewisham High Street (1,342m²).
Large net gains of 916m ² on 1 site.
Small net losses of less than 100m ² on 1 site.
Large net losses of between 294m ² and 500m ² on 2 sites.

Of the two sites with large net losses, both have been redeveloped solely for housing.

2.2.4 New Other Floorspace

There has been a net loss in other floorspace

Table 2.6 shows the net changes resulting from completions in other (Sui generis) floorspace during 2017-18, with a net loss of 800m².

Table 2.6: Change in other floorspace in 2017-18

Use Class	Existing floorspace lost in 2016-17 (m ²)	Net change during 2016-17 (m ²)	Resulting proposed floorspace gained in 2016-17 (m ²)
Sui generis	-2,900	-800	2,100

Source: LDD

The sites that have experienced major net changes in other floorspace are listed below whilst large and small net changes are summarised:

Major net gains at: <ul style="list-style-type: none"> Marine Wharf West on Plough Way (2,100m²)
Small net losses of less than 100m ² on 2 sites.
Large net losses of between 112m ² and 725m ² on 3 sites.
Major net losses at: <ul style="list-style-type: none"> Former St James Hatcham Church (1,833m²).

Of the sites with large and major net losses:

- Three sites have been converted from live/work units to solely residential premises.
- One site has been redeveloped for mixed uses (exhibition space and café), excluding residential.

The trend of losing non-residential floorspace as part of regeneration and housing delivery continues

During 2017-18 there has been a net loss of 15,796m² of non-residential floorspace, the majority of which was lost through the plan-led managed released of land within two site allocations as part of mixed-use regeneration schemes which include the re-provision of approximately 7,928m² of high quality commercial floorspace, and an uplift in job creation.

3. FUTURE DEVELOPMENT

This chapter considers future development and growth across the borough. It summarises the amount and type of development approved for the future, provides an overview of the development expected in the Regeneration and Growth Areas and highlights the progress made towards developing the sites in the housing trajectory.

3.1 Residential Approvals

3.1.1 Amount of Newly Approved Housing

389 net new dwellings were approved in 2017-18

In total 389 net dwellings have been approved during 2017-18. 90 existing dwellings will be lost whilst 479 new dwellings will be built in the future. Of the 389 net dwellings:

- None have been approved at Appeal by the Planning Inspectorate.
- 20% (76 units) have been approved as Prior Approvals.
- 80% (313 units) have been granted planning permission by the Council through a variety of application types.

In addition, the change of use and conversion of nine non self-contained hostel bedrooms into three self-contained flats have been approved on one site at 79 Pepys Road.

The number of dwellings given planning permission in 2017-18 reflects the wider down turn in the London housing market and in the supply of new dwellings particularly in London and the south-east sub-region. Pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 1,259 net dwellings have been given planning permission, signalling a return to stronger levels of approvals. Whilst planning approvals are subject to the normal housing market fluctuations, the Council will continue to monitor the levels of approvals through the AMR and other channels.

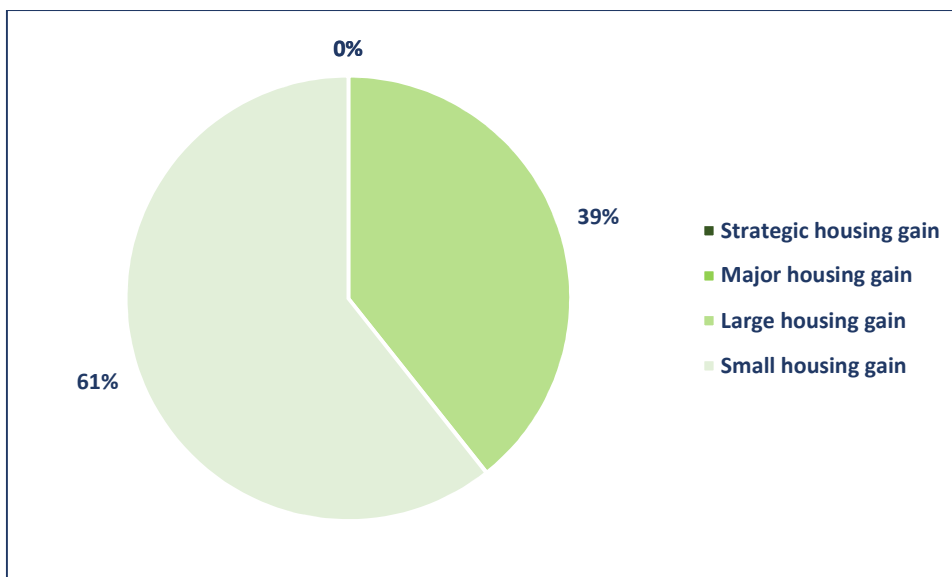
3.1.2 Type of Sites with Newly Approved Housing



The approved dwellings have been categorised as follows:

- Strategic gains of more than 100 net dwellings.
- Major gains of more than 50 dwellings.
- Large gains of 10 dwellings or more.
- Small gains of less than 10 dwellings.

Figure 3.1:
Housing
completions by
size of site
2017-18



Source: LDD

39% of the approved housing will be developed on seven large sites.

Figure 3.1 shows that there have been no strategic and major housing gains during 2017-18. 153 approved units (39%) will be developed on seven sites that will experience large gains. The most numerous sites are those that will experience small gains and will provide 61% of the net new dwellings.

Table 3.1 provides further details of the large sites that have been approved during 2017-18:

- 31% will be provided as part of mixed use schemes, not just housing.
- 39% will be located within town centres at Lewisham or Catford.
- 30% are Prior Approvals.
- Two out of seven sites had already started construction by the end of the monitoring year in which they were approved, i.e. 31st March 2017.

Table 3.1: Summary of sites that will experience housing gains above 10 net dwellings in the future

Site name	Ward	Site description	Net units approved	Site has started construction as at 31 st March 2018 (~ completed after 1 st April 2018)
Large gains: 23 Mercia Grove, 31-41 Lewis Grove	Lewisham Central	In town centre. Residential scheme. Prior Approval	31	Yes ~
Spring Gardens, Arlington Close	Lewisham Central	Mixed use scheme.	28	No
Kenton Court, 132 Adamsrill Road	Bellingham	Residential scheme.	25	No
2-27 Wellington Close, Somerville Estate	Telegraph Hill	Residential scheme.	23	No
22a-24 Sydenham Road	Sydenham	In District Centre. Mixed-use scheme.	19	Yes
23-25 Arklow Road	Evelyn	Residential scheme. Prior Approval	15	No
Lee Green Estate, Cambridge Drive	Lee Green	Residential scheme.	12	No
TOTAL:			153	

Source: LDD

3.1.3 Distribution of Newly Approved Housing

40% of the approved housing will be located within the Growth and Regeneration Areas.

40% of the newly approved dwellings will be located within three wards: 29% in Lewisham Central, 5% in New Cross and 5% in Evelyn, reflecting the Growth and Regeneration Areas. The remaining 60% of the approved dwellings will be spread throughout the rest of the borough, with concentrations in Sydenham (12%) and Telegraph Hill (11%) and the remaining wards each receiving less than 10%.

3.1.4 Type of Newly Approved Housing

The majority of the approved dwellings will be new builds, flats, one and two bedroom units.

50% of the dwellings are new build units, whilst change of use represents 27% of the approvals. Extensions and conversions will provide 23% of the approved dwellings. 66% of the approved housing will be in the form of flats, whilst 21% will be studios/bedsits, 12% will be houses and less than 1% will be live/work units. The majority of the approved housing will be one bedroom units (50%) and two bedroom units (34%), but there will also be larger properties with three or more bedrooms (16%).

There will be no new tall buildings as a result of the approvals made during 2017-18, although there will be some change of use on the lower floors of existing towers at Aragon Tower at Evelyn, Hawke Tower at New Cross and Deals Gateway at Brockley.

Furthermore, 80% of the dwellings within approved schemes will be built at densities above 50 dwellings per hectare (dph).

3.1.5 Newly Approved Affordable Housing

68 approved affordable units.

During the monitoring year 68 of the net dwellings approved have been for affordable units, representing 17% of net approvals. The proportion of affordable housing approved rises to 33% when compared to net approvals on qualifying sites that are required by policy to provide affordable housing (sites of 10 or more dwellings). The number of affordable homes given planning permission in 2017-18 reflects the wider down turn in the London housing market and in the supply of new dwellings particularly in London and the south-east sub-region.

In terms of tenure, 87% will be social rent, 3% will be affordable rent and 10% will be intermediate - a ratio of 90:10, which differs significantly from the 70:30 target in the Core Strategy. There will also be a good mix with 15% one bedroom units, 45% two bedroom units and 40% three or more bedroom units.

Only three of the sites with affordable housing will be provided privately or by a mix of private and Housing Association control. Three sites will be provided by Housing Associations and three sites by the Local Authority. Two sites will provide a mix of both market and affordable housing, whilst seven sites will provide solely affordable housing.

The affordable housing that has been approved is mainly concentrated in the wards of Bellingham (37%) and Telegraph Hill (34%).

Pre-monitoring for the 2018-19 year shows that from April – December 2018 a total of 369 net affordable homes have been given planning permission, which represents 29% of net dwellings over this pre-monitoring period, signalling a return to stronger levels of approvals for affordable housing. The mix of tenure is approximately 90:10 social/affordable rent to intermediate. Whilst planning approvals for affordable homes are subject to the normal housing market fluctuations and funding considerations, the Council will continue to monitor the levels of approvals through the AMR and other channels.

3.1.6 Planning Pipeline

There are additional sites in the planning pipeline

Sections 3.1.1 -3.1.5 relate specifically to applications that were granted consent in this monitoring year, but there is an additional supply of housing that will come forward in the future and form part of the planning pipeline. This includes the consented sites that have not yet been implemented or have started construction, but have not yet been completed, as shown in Table 3.2.

Table 3.2: Major and Strategic Sites in the Planning Pipeline

Sites granted permission prior to April 2017 that have started to be built but have not resulted in the site being completed as at 31st March 2018	Sites were granted permission[^] prior to April 2017 or after 1st April 2018 but have not yet started to be built ([^] or a resolution to approve, subject to s106)
<ul style="list-style-type: none"> • Timber Yard, Deptford Wharves, Oxestalls, • Lewisham Gateway, • Arklow Trading Estate, • Heathside & Lethbridge Estate, • Plough Way, Marine Wharf East, • Neptune Works, Grinstead Road, • Faircharm Trading Estate, Creekside, • Excalibur Estate, Baudwin Road, • Bond House, Goodwood Road, • 19 Yeoman Street, • Rear of 15-17a Tyson Road, • 43-49 Pomeroy Street, • Boones Almshouses, Belmont Park, • Rear of Chiddingstone House, Lewisham Park, • St Clements Heights, 165 Wells Park Road. 	<ul style="list-style-type: none"> • Convoys Wharf (started enabling works), • New Bermondsey, Surrey Canal Triangle, • North of Reginald Road & South of Frankham Street, • Former Deptford Green School, Amersham Vale, • Leegate Shopping Centre [^], • Lewisham Retail Park [^], • Carpet Right.

Source: LDD

3.2 Non-residential Approvals

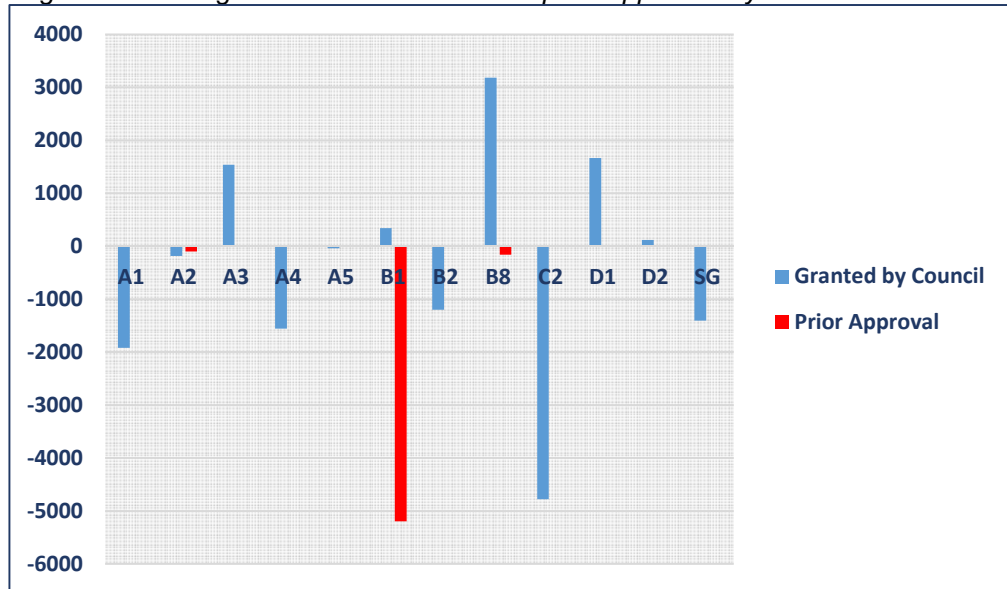
This section considers the significant changes that will take place in non-residential floorspace due to approvals made during 2017-18.

Approvals in 2017-18 will result in a net loss of non-residential floorspace

Figure 3.2 shows the net losses and gains of non-residential development that will arise from the approvals made during 2017-18. In total a net loss of 9,679m² of non-residential floorspace has been approved. There will be an overall net gain in A3, B8, D1 and D2 floorspace but also losses in A1, A2, A4, A5, B1, B2, C2 and Sui Generis floorspace. This reflects the continued trends discussed previously in relation to non-residential floorspace.

In addition to the above considerations, it is important to note that 56% (5,451m²) of the non-residential floorspace losses relate to Prior Approvals, for which the Council has limited ability to resist. Figure 3.2 clearly shows that most of this loss relates to B1 floorspace.

Figure 3.2: Changes in non-residential floorspace approvals by use class 2017-18



Source: LDD

The non-residential approvals have been categorised as follows:



3.2.1 Newly Approved Business Floorspace

Table 3.3 shows the net changes that were approved in business (B) floorspace during 2017-18, with a net loss of 3,030m².

Table 3.3: Changes in business floorspace approved in 2017-18

Use Class	Existing floorspace lost in 2017-18 (m ²)	Net change during 2017-18 (m ²)	Resulting proposed floorspace gained in 2017-18 (m ²)
B1 (business)	15,234	-4,851	10,383
B2 (general industrial)	1,201	-1,201	0
B8 (storage/distribution)	5,419	3,022	8,441
TOTAL:	21,854	-3,030	18,824

Source: LDD

The sites which will experience strategic and major net changes in business floorspace are listed below whilst large and small net changes are summarised:

Strategic net gains at: <ul style="list-style-type: none"> Stanton Square Industrial Estate (7,112m²)
Large net gains of 162m ² to 769m ² on four sites.
Small net gains of less than 100m ² on seven sites.
Small net losses of less than 100m ² on four sites.
Large net losses of between 108m ² and 812m ² on 18 sites.
Major net losses at: <ul style="list-style-type: none"> 1 Avignon Road (1,059m²) Cambridge Drive, Lee Green Estate (1,272m²) 54-88 Castleton Road (1,437m²) 23 Mercia Grove, Lewis Grove (1,559m²) 65-71 Lewisham High Street (1,743m²)

12 sites will experience small, large and strategic net gains. A total of 9,069m² of business floorspace will be created, with 81% B8 storage and distribution and 19% B1 business uses.

Of the 23 sites with large and major net losses:

- 18 sites will be redeveloped solely for housing.
- One site will be redeveloped for mixed uses encompassing live/work units.
- Four sites will be redeveloped solely for other non-residential development.

In total 11 of the sites that will experience net losses in business floorspace are Prior Approvals. This trend continues from previous years. Office floorspace will continue to be lost through the Prior Approval process, albeit at a reduced rate as the current stock of suitable premises is gradually used up. Further monitoring of Prior Approvals will be necessary to determine long term impacts.

3.2.2 Newly Approved Retail Floorspace

Table 3.4 shows the net changes that were approved in retail (A) floorspace during 2017-18, with a net loss of 2,250m².

Table 3.4: Changes in retail floorspace approved in 2017-18

Use Class	Existing floorspace lost in 2017-18 (m ²)	Net change during 2017-18 (m ²)	Resulting proposed floorspace gained in 2017-18 (m ²)
A1 (shops)	2,647	-1,918	729
A2 (services)	519	-282	237
A3 (restaurants)	777	1,542	2,319
A4 (pubs & bars)	2,405	-1,553	852
A5 (takeaways)	85	-39	46
TOTAL:	6,433	-2,250	4,183

Source: LDD

The sites which will experience large and small net changes are summarised below.

Large net gains of 130m ² and 355m ² on 6 sites.
Small net gains of less than 100m ² on 12 sites.
Small net losses of less than 100m ² on 14 sites.
Large net losses of between 101m ² and 756m ² on 12 sites.

18 sites will experience small and large net gains. A total of 1,552m² of retail floorspace will be created, with 93% A3 restaurants.

Of the 12 sites with large net losses:

- Five sites will be redeveloped solely for housing.
- One site will be redeveloped for mixed uses.
- Six sites will be redeveloped solely for non-residential development.

One of the sites that will experience net losses in retail floorspace is a Prior Approval.

3.2.3 Newly Approved Leisure and Community Floorspace

Table 3.5 shows the net changes that were approved in leisure and community (D) floorspace during 2017-18, with a net gain of 1,783m².

Table 3.5: Changes in leisure and community floorspace approved in 2017-18

Use Class	Existing floorspace lost in 2017-18 (m ²)	Net change during 2017-18 (m ²)	Resulting proposed floorspace gained in 2017-18 (m ²)
D1 (non-residential institutions)	2,494	1,665	4,159
D2 (assembly and leisure)	1,036	118	1,154
TOTAL:	3,530	1,783	5,313

Source: LDD

The sites which will experience large and small net changes are summarised below.

Large net gains of 100m ² and 812m ² on 10 sites.
Small net gains of less than 100m ² on four sites.
Small net losses of less than 100m ² on one site.
Large net losses of between 100m ² and 272m ² on 4 sites.

Six sites will experience small or large net gains. A total of 2,553m² of community and leisure floorspace will be created, with 95% D1 non-residential floorspace.

Of the four sites with large net losses:

- Two sites will be redeveloped solely for housing.
- Two sites will be redeveloped solely for non-residential development.

3.2.4 Newly Approved Other Floorspace

Table 3.6 shows the net changes that were approved in other (C2 and sui generis) floorspace during 2017-18, with a net loss of 1,404m².

Table 3.6: Changes in other floorspace approved in 2017-18

Use Class	Existing floorspace lost in 2015 -16 (m ²)	Net change during 2015-16 (m ²)	Resulting proposed floorspace gained in 2015-16 (m ²)
Sui generis	2,203	-1,404	799
C2 (residential institutions)	4,778	-4,778	0
TOTAL:	6,981	-6,182	799

Source: LDD

The sites which will experience large and small net changes are summarised below.

Large SG net gains of 525m ² on 1 sites.
Small SG net losses of less than 100m ² on two sites.
Large SG net losses of between 112m ² and 725m ² on seven sites.
Major C2 net losses at Wellington Close (4,778m ²).

One site will experience large net gains of 525m² of sui generis floorspace whilst all seven sites with large net losses will be redeveloped solely for housing.

In addition, one site will experience a loss of 4,778m² of C2 floorspace at Wellington Close.

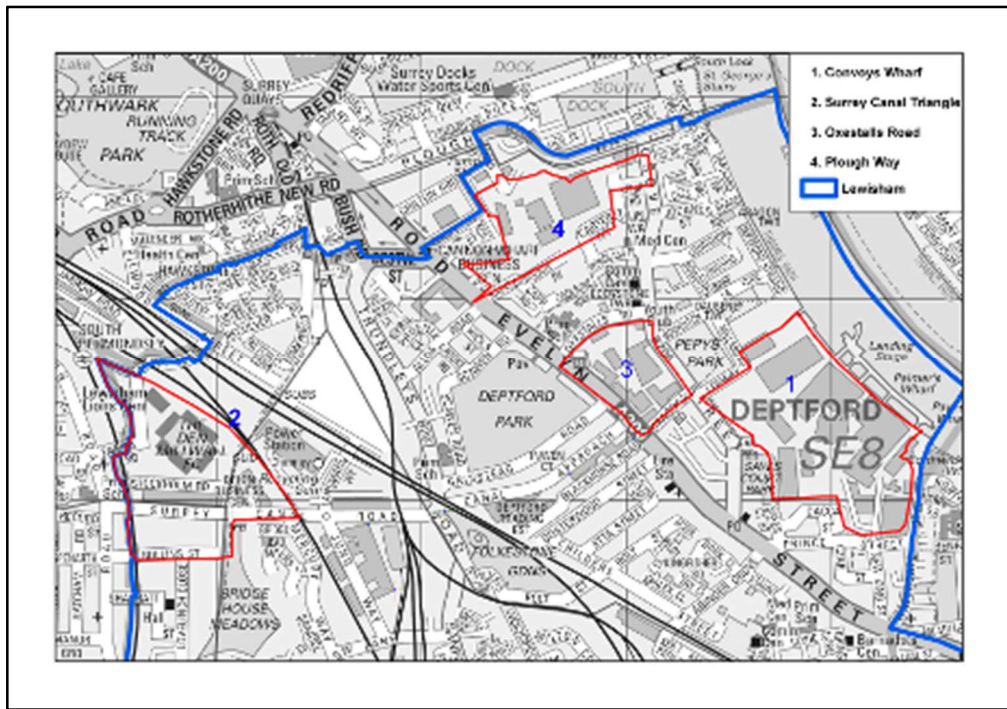
3.3 Regeneration and Growth Areas

There are five strategic sites allocations

Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas. Due to their scale five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period and are crucial for the regeneration of the borough.

Four of the five sites are located in Deptford and New Cross (see Figure 3.3) and the other in Lewisham Town Centre. Updates on each are provided below.

Figure 3.3:
Locations of
strategic sites in
Deptford & New
Cross



3.3.1 Convoys Wharf

This site covers 16.6 hectares fronting the River Thames in Deptford and is the largest redevelopment site in the borough. It is intended that redevelopment of the site will restore public access to a major part of the borough's riverfront for the first time in centuries.

Photo 3.1:
Convoys Wharf
development site



3,514 new dwellings, a mix of non-residential development and access to the riverfront

An outline planning application was submitted in spring 2013 for the comprehensive redevelopment of the site to include:

- Up to 321,000m² residential floorspace (3,514 dwellings).
- Up to 15,500m² of B1/live/work employment floorspace (including up to 2,200m² for three potential energy centres).
- Up to 32,200m² of B2/Sui generis employment floorspace (associated with wharf).
- Up to 5,810m² of retail and financial and professional services (A1 & A2).
- Up to 4,520m² of restaurant/cafe and drinking establishment (A3 & A4).
- Up to 13,000m² of community/non-residential institution (D1) and assembly and leisure (D2).
- Up to 27,070m² of hotel floorspace (C1).

- River bus jetty and associated structures, 1,840 car parking spaces together with vehicular access from New King Street and Grove Street.
- Retention and refurbishment of the Olympia Building and demolition of all remaining non-listed structures on site.

The London Mayor took over the determination of the planning application and in March 2014 resolved to grant planning permission for the development subject to conditions and the completion of a Section 106 Agreement. That agreement was signed and planning permission was granted in March 2015. The haul road has been constructed and significant archaeology works undertaken. Two reserved matters applications for the first two plots have been submitted.

3.3.2 New Bermondsey, Surrey Canal Triangle

This is the second largest strategic site at 10.7 hectares. Plans for this site, which is now known as New Bermondsey, will create:

2,400 dwellings, a centre of sporting excellence, a mix of non-residential development, a rail station and open space

- A centre for sporting excellence and provide an improved setting for Millwall football stadium.
- Up to 2,400 dwellings.
- Commercial floorspace generating 1,500 jobs (and a further 470 temporary construction jobs while building is underway).
- Funds for a new station on the London Overground.
- Improved connections and open spaces.
- New community facilities.

Photo 3.2: New rail station at Surrey Canal Triangle



The Council approved an outline planning permission for the scheme in March 2012 with a revision to the outline parameters in December 2015. Dialogue has been resumed on this site after development was paused whilst an independent inquiry was held to examine matters relating to a proposed Compulsory Purchase Order to facilitate redevelopment of the New Bermondsey/Surrey Canal area. The final report was published in December 2017.

3.3.3 Timber Yard, Oxestalls Road

This site covers an urban block of 4.6 hectares defined by four streets. The Council approved an application for the redevelopment of the site, also known as 'The Wharves' in March 2012. The approved scheme allows for 905 dwellings and 14,000m² of mixed employment, retail and community space.

Photo 3.3:
Oxestalls Road
development site



1,132 dwellings, a mix of non-residential development and a linear park

The site was subsequently sold and the new owners submitted a new planning application in May 2015 which proposes:

- 1,132 dwellings.
- New workspace of approximately 10,500m².
- A range of shops and cafes.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal.
- A new pedestrian and cycle link underneath Oxestalls Road connecting the route with that running through to the Plough Way schemes to the north.

In October 2015 the Council resolved to approve the application, which was confirmed with the signing of the Section 106 Agreement and issuing of the Decision Notice in March 2016. In December 2017, an application was approved to make non-material amendments to the 2016 planning permission. These relate to Plots 1 and 3 of the development and include removing the second level of a podium, increasing the number of residential units and reducing the number of resident parking spaces in these plots. The scheme is progressing and construction has started on site.

Photo 3.4: How
Oxestalls Road
will look when
developed



3.3.4 Plough Way

1,503 dwellings, a mix of non-residential development and a linear park

The Plough Way strategic site is made up of three large land parcels in different ownerships as well as some smaller plots on Yeoman Street.

Marine Wharf West

This scheme provides for buildings ranging in height from one to eight storeys, consisting of:

- 566 dwellings including sheltered housing in an 'extra care' facility.
- Space for shops and businesses.

- A landscaped linear park along the route of the former Surrey Canal.

All seven phases are now complete and the linear park including Pepys section was opened in July 2016.

*Photo 3.5:
The café at
Marine Wharf
West*



Marine Wharf East

The redevelopment of this site, which has planning permission for two buildings of up to 10 storeys and adjoins Marine Wharf West, will create:

- 225 dwellings.
- Commercial floorspace.
- Pedestrian links into Marine Wharf West and Grove Street.

Construction of the site completed in 2018, after the end of this monitoring year.

*Photo 3.6:
Marine Wharf
East under
construction.*



Greenland Place, (previously known as Cannon Wharf)

This scheme, which has planning permission for nine blocks, of which two of which are buildings of 20 and 23 storeys. It is now known as Greenland Place, and provides:

- 697 dwellings, following amendments to the original consent granted in April 2016 to increase unit numbers.
- A business centre provided as part of approximately 6,500m² of commercial space that also includes shops, restaurants and gym uses.

The Business Centre opened in early 2016 and has created at least 80 new jobs on the site. Blocks now front onto the linear park at the adjacent Marine Wharf West scheme, and pedestrian links onto Evelyn Street and Rainsborough Avenue have been created. The scheme is now complete.

Photo 3.7:
Surrey Canal
Linear Park



7-17 Yeoman Street

In March 2012 planning permission was granted, for a 5 storey building which has now been constructed and consists of:

- 33 dwellings.

19 Yeoman Street

Permission was granted at the end of 2016 for a building of between 5 to 8 storeys comprising:

- 72 residential dwellings.
- 371m² of commercial floorspace.
- An energy centre.

Construction on this development commenced in Summer 2017, and significant construction works have been undertaken.

3.3.5 Lewisham Gateway

800 dwellings, a mix of non-residential development, road re-alignment, a park and a town square

Lewisham Gateway is a highly prominent site within the borough's largest and most important town centre. The large roundabout in this location previously acted as a significant barrier to physical and commercial linkages between the interchange of trains, the Docklands Light Railway and buses to the north and Lewisham Shopping Centre and the main retail area to the south. The scheme amends the road layout to create an improved pedestrian route, a new public space, which incorporates the confluence of the two realigned rivers, and development opportunities for a substantial amount of new commercial, retail and residential accommodation.

The scheme will include:

- Shops, restaurants, bars and cafes.
- Up to 800 dwellings.
- Leisure facilities.
- A new park – Confluence Place – where the Quaggy River meets the Ravensbourne.
- A town square opposite St Stephen's Church.

Photo 3.8:
Construction at
Lewisham
Gateway



The first phase, which involves the realignment of the road layout and the construction of two buildings constructed (15 storey and 25 storey) which provide 193 dwellings with a ground-floor shop and restaurant/café, has been completed. Two further buildings of 15 storeys and 22 storeys respectively to provide a total of 169 residential units and additional shops or restaurants are to be completed in 2018. The new public space at Confluence Place is currently anticipated to be completed in late 2018. Planning permission has been granted to vary the outline consent for Phase 2 of the development to include a cinema, co working space, co-living space and additional residential units. A reserved matters application is expected in late 2018.

Figure 3.4: Lewisham Gateway regeneration site



3.4 A New Way to Monitor Housing

Standardising the methodology

The way in which housing delivery is monitored has changed. The Government has introduced a standard methodology for determining Local Housing Need (LHN) and the Housing Delivery Test (HDT) will be used to measure delivery performance against our strategic housing requirement. Results of the HDT were scheduled to be published by the MHCLG in December 2018, however at the date of writing (2019), results are still unavailable. More details relating to the HDT can be found in:

- the Revised NPPF - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf
- National Planning Policy Guidance “Housing Need Assessment” – <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>
- HDT Measurement Rule Book - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

Significantly the HDT looks at past performance over a three year period. As such the historic long-term oversupply of homes against the London Plan target that has been consistently delivered in Lewisham will not be considered within this calculation by the MHCLG. Lewisham will continue to monitor housing deliver over the long-term, as well as address the requirements in the HDT that will place a greater emphasis on the short-term delivery of a consistent supply of new homes.

3.4.1 Requirement to Keep Local Plans Up-to-date

Requirement to review Local Plans

There is an expectation in the NPPF (paragraph 33) that policies in Local Plans should be reviewed to assess whether they need updating at least once every five years, and that reviews should be completed no later than five years from the adoption date of a Local Plan. As shown in Figure 1.1 and 1.2 (Chapter 1), the London Plan forms part of the development plan for Lewisham, alongside the suite of other Local Plan documents. In line with the new requirement to keep plans up-to-date, the London Plan, which has been through a number of revisions with the latest consolidated version adopted in 2016, is considered to be up-to-date, and the housing target for Lewisham contained within the document of 1,385 per annum should be used as the starting point when assessing housing delivery.

The London Plan is proposing to increase the housing target

The 2017 Draft London Plan proposes to increase Lewisham’s housing target by 732 units to 2,117 per annum. Table 3.7 shows how this target is split.

Table 3.7: Proposed London Plan target

	Target for large sites (above 0.25 hectares)	Target for small sites (below 0.25 hectares).
Annualised average target	1,288	829

The Council is currently working on a new Local Plan that is looking at the changes that have emerged in the new NPPF published in 2018, and the draft London Plan (2017). Sections 5.1 explains the ongoing preparation in this regard.

3.4.2 Housing Delivery Test (HDT)

The HDT has been introduced as a tool for monitoring housing delivery

The Housing Delivery Test (HDT) was introduced in the NPPF in 2018. Results were scheduled to be published by the MHCLG in December 2018, however at the date of writing (2019), results are still unavailable.

After the transitional arrangements the consequences of not meeting the HDT are stepped as follows:

- Where the HDT indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an Action Plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- Where the HDT indicates that the delivery of housing was substantially below, less than 85%, of the housing requirement over the previous three years, the authority should prepare an Action Plan, and also provide a 20% buffer on the five year housing land supply.
- Where the HDT indicates that the delivery of housing was substantially below, less than 75%, of the housing requirement over the previous three years, the presumption in favour of sustainable development applies, and the authority should also prepare an Action Plan, and provide a 20% buffer on the five year housing land supply.

3.4.3 Five Year Housing Land Supply

The NPPF requires local planning authorities to identify and update (at least) annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their strategic housing requirement – this sometimes includes an additional buffer requirement of 5% to 20% depending on previous delivery performance. In situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the presumption in favour of sustainable development will apply.

This section takes a more in-depth look at the committed housing supply that is likely to come forward in the next five years (as shown in Table 3.10) and assesses whether this will be sufficient to meet the London Plan housing target.

There are 54 sites considered to be deliverable in the next five years

Table 3.10 shows that in the next five years (2018-19 – 2023/24) there will be 54 committed sites that are likely to provide 8,151 net dwellings. This is comprised of sites that are considered to be deliverable, i.e. sites that already have planning consent and adopted site allocations that have yet to be implemented. There will be a further 1,805 net dwellings arising through windfalls, if the historic trend of 361 per annum continues. This will provide a total of 9,956 net dwellings over five years.

There is sufficient supply to meet the adopted London Plan five-year target, even with 5% and 20% buffers applied

Table 3.8 considers whether 9,956 is sufficient to meet the adopted London Plan target of 6,925 over five years (1,385 per annum) plus a 5% buffer. It shows that there is sufficient supply, equivalent of 6.85 years. Table 3.8 also shows that even with a 10% (6.53 years) and 20% (5.99 years) buffer applied, more than a five-year supply can be maintained.

Table 3.8: Number of Years of Deliverable Supply

5 year housing land supply with:	Deliverable years
5% buffer	6.85
10% buffer	6.53
20% buffer	5.99

Source: Strategic Planning Team

3.4.4 15 Year Housing Land Supply

The NPPF is clear that specific sites must be demonstrated to be ‘deliverable’ within five years and ‘developable’ within 6-10 years in order to be counted towards future supply.

There are 65 sites that form the committed supply in the housing trajectory

This section takes a longer term look at the 15-year housing land supply, as shown in the housing trajectory in Appendix 4. Officers have identified 65 sites on the housing trajectory that contain either, 25 or more units or are larger than 0.25 hectares, which also:

- have planning consent and are already under construction.
- have planning consent but have not yet started construction.
- have been adopted as sites allocations in the Core Strategy, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, which remain unimplemented but are expected to come forward for development in the next 15 years. They consist of:
 - 111 & 115 Endwell Road,
 - 165 Childers Street,
 - Station forecourt west of Forest Hill station,
 - Waldram Place east of Forest Hill Station,
 - Driving Test Centre off Ennersdale Road,
 - Tesco and car park Conington Road,
 - PLACE Ladywell,
 - Creekside Village East Thanet Wharf,
 - Hatcham Works New Cross Gate,
 - Cockpit Arts Sun Wharf,
 - New Cross Gate station sites Goodwood Road,
 - 154-158 Sydenham Road,
 - 113-157 Sydenham Road and
 - New Cross Gate NDC scheme Besson Street.

The housing trajectory has been prepared on the basis of the best available information, and as most of the identified development sites rely on the private sector for implementation, the housing trajectory is not a guarantee that the projected housing shown will occur as predicted. As such the following

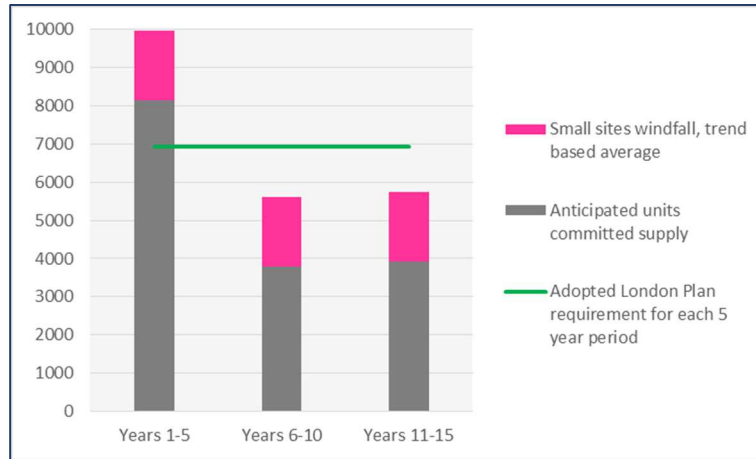
analysis provides an estimate of the housing supply coming forward in the future.

Figure 3.5 shows that the committed supply plus historic, trend-based windfalls that exceed the adopted London Plan target for the first five years, but which then fall short in years 6-10 and 11-15. Overall, across the 15 years there will be 21,289 units, a surplus of about 500 units compared to the rolled forward 15-year target of 20,775.

Figure 3.5: 15-year supply against the adopted London Plan five year target (rolled forward)

The supply exceeds the adopted London Plan target in years 1-5 but falls short thereafter

Source: Strategic Planning Team



It should be noted that the draft London Plan proposes a significantly higher annual housing target for Lewisham (current London Plan target is 1,385, with the draft London Plan target proposed at 2,117 dwellings per annum) although this draft target is subject to change. Against the draft London Plan target, the housing supply will fall considerably short over the five and ten year period. The Council is continuing work on an update to its current Local Plan, which provides an opportunity to manage some of these risks and to boost future supply, as well as to identify an additional supply of sites to be included as site allocations.

The Council will continue to monitor the level of approvals for new dwellings as well as the delivery of homes through the AMR and other channels as part of work around the HDT.

3.4.5 Summary of Progress of Housing Trajectory Sites

Overall the sites are progressing well, although there are few sites that are progressing slower than anticipated

Appendix 3 summarises the development progress made on the 65 committed sites identified in the housing trajectory. The sites have been categorised and colour coded, dependent upon the risk of not being implemented, and the results can be seen below. Table 3.9 shows that overall the sites are progressing well, although there are few sites that are progressing slower than anticipated.

The assessment of site progress, as shown in Appendix 3, will form the basis of the Housing Delivery Test Action Plan, (when we are required to prepare one). It will identify actions to help the delivery of sites identified as being at low-medium, medium and medium-high risk of not being implemented. The Action Plan will replace the Housing Implementation Strategy.

Table 3.9: Risk of not being implemented

Level of risk	Description
9 sites identified as medium to high risk of not being implemented when planned	These 9 sites are suitable for residential development but unlikely to be granted planning permission in the next few years. Examples of this include site allocations that have not been progressed and sites where permissions have lapsed. None of these are strategic sites above 100 units and all of these sites (except one) are phased beyond the first five-year period. This will allow sufficient time to gain planning permission and to overcome any delivery issues.
10 sites identified as medium risk of not being implemented when planned	These 10 sites are making slower than expected progress but will continue to be implemented. Examples of this include sites that have been permitted FY14/15 or before and are still under construction where there is no phasing timetable in place and sites that have been permitted FY15/16 or before and have not yet started to be constructed. Four of these are strategic sites above 100 units, two of which are currently under construction and will be completed in the next year or so. The remaining two are sites identified in the Core Strategy, Convoys Wharf and New Bermondsey, both of which are longer, phased developments that have yet to start construction. Whilst they have encountered delivery issues the Council is continuing to meet with developers to progress these sites and recognises that they form an important element of the longer-term supply, beyond the first five years.
10 sites identified as low to medium risk of not being implemented when planned	These 10 sites are at an early stage, but are not currently stalled. Examples of this include sites where the Council has been involved in pre-application discussions or where there are submitted applications that have yet to be determined. These sites are phased so that they start being constructed towards the end of the first five-year period as it is highly likely that these sites will be permitted within the next year or so. All 10 of these sites are strategic sites above 100 units and the Council is continuing to work with developers through pre-application and submitted application stages, with the aim of giving consent to these sites and reducing delivery issues.
36 sites identified as low risk of not being implemented when planned	These 36 sites are progressing well. Examples of this include sites that are under construction and progressing well against a phased timescale, sites that have been permitted FY15/16 or later and are under construction, sites that have been permitted FY16/17 and have yet to start construction. Nine of these are strategic sites above 100 units including the sites identified in the Core Strategy such as Marine Wharf East, Lewisham Gateway, Timber Yard at Oxestalls Road and sites where large-scale estate redevelopment is take place at Heathside and Lethbridge and Excalibur.

Source: Strategic Planning Team

Table 3.10: Five-year housing supply 2019/20 to 2023/24

Source: Strategic Planning Team

Lewisham Housing Trajectory by Ward				FIVE YEAR SUPPLY YEARS 1-5						
				Dec-18						Total
				1	2	3	4	5	Yr	
Ward	Site name/address	Ref	Site net	18/19	19/20	20/21	21/22	22/23	1-5	
Bellingham	Kenton Court, 132 Adams Hill Road (newly approved during	BL003	25	0	25	0	0	0	25	
	Home Park Housing Office, 129 Winchfield Road (approved	BL004	31	0	0	0	31	0	31	
	Committed total		56	0	25	0	31	0	56	
Blackheath	Heathside & Lethbridge Estate (phase 5 and 6)	BK001	679	0	236	0	142	142	520	
	BMW site, Lee Terrace	BK002	30	30	0	0	0	0	30	
	Former petrol station, 167 Lewisham High Street	BK003	28	28	0	0	0	0	28	
	23 Boone Street, Dacre Park Estate (south)	BK004	25	25	0	0	0	0	25	
	Roof extension: Tower House, 65-71 Lewisham High Street	BK005	56	56	0	0	0	0	56	
	Our Lady of Lourdes School	BK008	9	0	0	0	9	0	9	
	Committed total		827	139	236	0	151	142	668	
Catford South	Former Pheobes Garden Centre (approved since April 201	CS003	27	0	27	0	0	0	27	
	Committed total		27	0	27	0	0	0	27	
Evelyn	Convoys Wharf	EV001	3514	0	200	250	250	250	950	
	Timber Yard, Deptford Wharves, Oxestalls Road	EV002	1131	89	200	250	240	240	1019	
	Arklow Road Trading Estate MEL	EV003	316	158	158	0	0	0	316	
	Plough Way, Marine Wharf East	EV004	225	100	125	0	0	0	225	
	Neptune Works, Parkside House, Grinstead Road	EV005	199	0	39	80	80	0	199	
	19 Yeoman Street	EV007	72	72	0	0	0	0	72	
	Roof extension: Astra House, Arklow Road (completed since	EV008	44	44	0	0	0	0	44	
	Committed total		5,501	463	722	580	570	490	2,825	
Forest Hill	Older people housing: Featherstone Lodge, Eliot Bank	FH002	33	0	33	0	0	0	33	
	Rear of Christian Fellowship, rear of 15-17a Tyson Road	FH001	68	68	0	0	0	0	68	
	Garages north of Longfield Crescent Estate	FH005	27	27	0	0	0	0	27	
	Former Sydenham Police Station, 179 Dartmouth Road	FH003	33	0	33	0	0	0	33	
	Fairway House, rear of 53 Dartmouth Road	FH004	27	27	0	0	0	0	27	
Committed total		188	122	66	0	0	0	188		
Ladywell	87-89 Loampit Vale	LD001	44	44	0	0	0	0	44	
	Land at 11 and 29 Embleton Road and 44 and 70 Algernon	LD002	4	0	4	0	0	0	4	
	Committed total		48	44	4	0	0	0	48	
Lee Green	Mayfields Hostel, Burnt Ash Road	LG004	21	0	21	0	0	0	21	
	Leegate Shopping Centre	LG005	229	0	0	50	99	80	229	
	Woodstock Court, Burnt Ash Hill	LG003	8	8	0	0	0	0	8	
	Lee Green Estate, Cambridge Drive	LG006	12	0	12	0	0	0	12	
	Committed total		270	8	33	50	99	80	270	
Lewisham Central	Boones Almshouses, Belmont Park	LC003	58	58	0	0	0	0	58	
	Extra care: Rear Chiddingstone House, Lewisham Park	LC004	53	0	53	0	0	0	53	
	Roof extension: Riverdale House, 68 Molesworth Street (co	LC007	25	25	0	0	0	0	25	
	St Mungos hostel, Spring Gardens, Arlington Close (newly	LC021	28	0	28	0	0	0	28	
	Church Grove self build	LC026	33	0	0	33	0	0	33	
	Lewisham Gateway	LC001	607	169	0	109	160	0	438	
	Lewisham Retail Park, east of Jerrard Street	LC015	536	0	0	168	168	200	536	
	Carpet Right, east of Thurston Road	LC017	242	0	0	0	0	121	121	
	23 Mercia Grove, Lewis Grove (completed since 01/04/1	LC026	31	31	0	0	0	0	31	
	Robert Square, Bonfield Road	LC014	3	3	0	0	0	0	3	
	Tesco, Conington Road and car park site	LC016	1115	0	0	0	183	182	365	
Committed total		2,731	286	81	310	511	503	1,691		
New Cross	New Bermondsey, Surrey Canal Triangle	NX001	2365	0	0	0	200	200	400	
	Faircharm Trading Estate, Creekside	NX002	148	148	0	0	0	0	148	
	Giffin St Masterplan Area, Former Tidemill School	NX011	193	0	0	60	90	43	193	
	Former Deptford Green Secondary School, Amersham Vale	NX012	120	0	0	0	60	60	120	
	Bond House, Goodwood Road	NX005	89	89	0	0	0	0	89	
	Creekside Village East, Thanet Wharf	NX015	394	0	0	0	197	197	394	
	Sun Wharf, Cockpit Arts	NX010	233	0	0	33	100	100	233	
Committed total		3542	237	0	93	647	600	1577		
Rushey Green	Catford Green, former Catford Greyhound Stadium (comple	RG001	240	240	0	0	0	0	240	
	Committed total		240	240	0	0	0	0	240	
Sydenham	St Clements Heights, 165 Wells Park Road	SD001	50	50	0	0	0	0	50	
	154-158 Sydenham Road	SD004	15	0	0	0	0	15	15	
	Committed total		65	50	0	0	0	15	65	
Telegraph Hill	43-49 Pomeroy Street	TH001	65	65	0	0	0	0	65	
	Wellington Close, Somerville Estate (newly approved 17/18)	TH009	23	0	23	0	0	0	23	
	New Cross Gate NDC scheme, Besson Street	TH004	173	0	0	0	100	73	173	
	Committed total		261	65	23	0	100	73	261	
Whitefoot	Adj. to Foster House, Whitefoot Lane	WF002	21	0	21	0	0	0	21	
	Excalibur Estate, Baudwin Road	WF001	184	0	0	0	92	92	184	
	Former Downham Fire Station, 260 Reigate Road (completed since 01/04/18)	WF003	30	30	0	0	0	0	30	
	Committed total		235	30	21	0	92	92	235	
A Committed supply (sites above 0.15 ha or 25 units and above)			13,991	1,684	1,238	1,033	2,201	1,995	8,151	
B Small site windfalls (trend based average from GLA for sites be			361	361	361	361	361	361	1,805	
A + B = Total committed supply on sites above 0.25 ha or above			14,352	2,045	1,599	1,394	2,562	2,356	9,956	

4. THE VALUE OF PLANNING

This chapter discusses the Council's planning functions which generate income for the Council and the benefits arising from new development in the borough.

4.1 The Benefits of Enhanced Infrastructure

The planning systems has mechanisms for securing infrastructure

The Council is continuing to plan for and provide both the physical infrastructure (such as transport, environment and public realm, and utilities) and social infrastructure (such as education, health, leisure and cultural facilities) necessary to support development in its area, and to ensure delivery of the adopted Local Plan. The Council has an ambitious programme of infrastructure investments, and is working to continue delivering these key projects.

The Council has been successfully operating a local Lewisham Community Infrastructure Levy (CIL) since 1 April 2015, whilst continuing to negotiate S106 agreements on developments to secure that financial and non-financial contributions towards infrastructure are provided by developers where appropriate.

4.2 Section 106 Agreements

£11.4 million of S106 contributions were received in 2017-18

In line with changes brought in with the CIL Regulations (2010) (as amended), the Council has continued to negotiate S106 contributions where appropriate. The Council has received £11.4 million in S106 contributions during 2017-18, up from the £7.8 million received in 2016-17. This is the result of a number of strategic sites starting on site over this period.

In addition to the on-site benefits secured by the Council on strategic sites, the Council received financial contributions towards; employment & training, education, affordable and wheelchair housing, sustainable transport and cycling, town centre management, health, environmental improvements and public realm, open space, and community and leisure facilities, amongst others. These contributions will ensure that the developments that are delivered in Lewisham provide the infrastructure necessary to support communities.

The balance of S106 funds held by the Council at the end of 2017-18 was approximately £38.6 million. Over the next few years it is expected that the balance will continue to vary significantly as major schemes make large payments, often over many phases. In addition, there is often a delay between the granting of planning permission and the starting of works on site, which means that there can often be significant delays while the associated infrastructure projects are implemented alongside the building out of the subsequent phases of these larger sites.

The Council's requirements regarding the submission of financial viability assessments are outlined in Core Strategy Policy 1. In reviewing the effectiveness of this policy and to analyse how this process is working, the Council is reviewing major development schemes that have been approved since 2009. Appendix 5 looks at 13 schemes. In some instances, schemes have not progressed sufficiently to reach the review trigger. In the majority of instances where schemes have reached the trigger, their financial reviews have identified that profits are below the thresholds for financial contributions or that sales values have not been achieved; hence no additional contributions are required for these sites. To date, only one financial review has resulted in securing financial contributions from Renaissance at Loampit Vale. However it is likely that the development at Catford Green will deliver a significant financial contribution towards affordable housing in the 2018-19 monitoring year.

4.3 Community Infrastructure Levy

CIL will collect financial contributions for infrastructure in the future

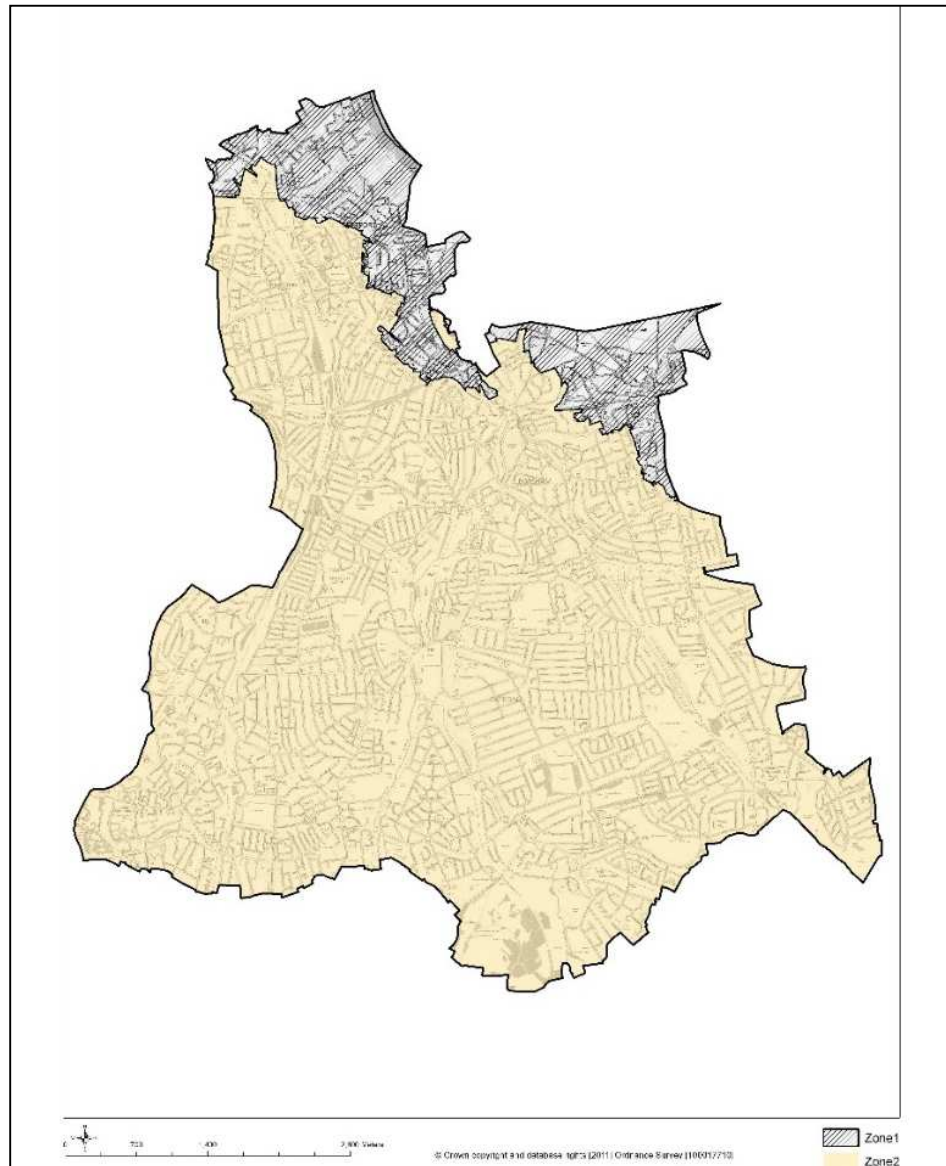
The Council continued to operate a local Lewisham CIL during the period 2017-18, which in line with the CIL regulations (2010) (as amended) is levied as a non-negotiable charge made on most new development, and which is calculated on a per square meter basis. The adopted CIL Charging Schedule (2015), which passed through Examination in Public in 2014, outlines the levy amounts, calculation methodology, and lists the types of infrastructure projects that the levy will be spent on. Broadly the CIL collected by Lewisham must be used to fund the infrastructure needed to support development in its area, with a percentage retained (in line with the Regulations), for administration purposes. The adopted CIL rates are shown in Table 4.2.

Table 4.2:
Proposed CIL rates

Source:
Lewisham Council
Development Management

Geographical Zone	Landuse Category A (C3)	Landuse Category B (All use classes except C3 and B)	Landuse Category C (B)
Zone 1	£100/m ²	£80/m ²	£0/m ²
Zone 2	£70/m ²	£80/m ²	£0/m ²

Fig 4.1: CIL charging zones map



Source:
Lewisham
Council
Development
Management

In general terms zone 1 covers the Deptford regeneration sites, St Johns and Blackheath (the area shown as grey in Figure 4.1) and zone 2 covers the rest of the borough (the area shown as cream in Figure 4.1).

£3.3m was collected for the Lewisham CIL in 2017-18

The Council began to charge CIL from 1st April 2015 and has continued to do so through 2017-18. During 2017-18 £3.3m was paid to the Council by the end of the financial year. The balance of CIL funds held by the Council at the end of 2017-18 was approximately £8.1 million.

CIL will be used to fund the strategic infrastructure identified in the Regulation 123 list, whilst the obligations secured under S106 agreements are directly related to the infrastructure associated with a particular development site or planning application. The Council is permitted to spend 5% of the receipts on administration of CIL, which comes to £134,300.

£2.03m was collected for the London Mayoral CIL during 2017-18

Appendix 6 provides an overview of the CIL accounts. The third year of CIL operation has resulted in similar levels of liabilities as the previous year as many development sites that have been granted planning permission have commenced on site, and the CIL liability has become due to be paid to the Council. The Council is also a collecting authority on behalf of TfL for the Mayoral CIL, which has been in operation since 1st April 2012. During 2017-18, over £2.03m was also collected from Mayoral CIL within Lewisham, which is passed directly to the Mayor of London to fund Crossrail. The Council retained 4% of the fees for administration purposes, which amounted to £81,000.

Since the value of financial and non-financial benefits received from S106 and CIL are directly related to the level of development (CIL is collected on commencement of development, and S106 is usually phased to different triggers from pre-commencement through to occupation), changes to the levels of development in the borough directly impact on these two sources of financial and non-financial benefit.

The Council commissioned viability consultants to prepare an evidence base in relation to proposals to amend the CIL Charging Schedule, which was originally adopted in 2015. Mayor and Cabinet reviewed the evidence and other background material, and on the 6th June 2018 took a decision, allowing the Council to consult on the Preliminary Draft Charging Schedule which proposes an increase in the CIL charge across the borough. This first consultation ran for a period of six weeks, ending on the 6th October 2018. The Council are in the process of reviewing all the responses received, and is likely to begin the second stage of consultation for a further six week period, this time on the Draft Charging Schedule, during 2018-19. It is anticipated that this revised Charging Schedule will be adopted by late 2019. This will likely boost the amount of CIL collected in subsequent years.

4.4 New Homes Bonus

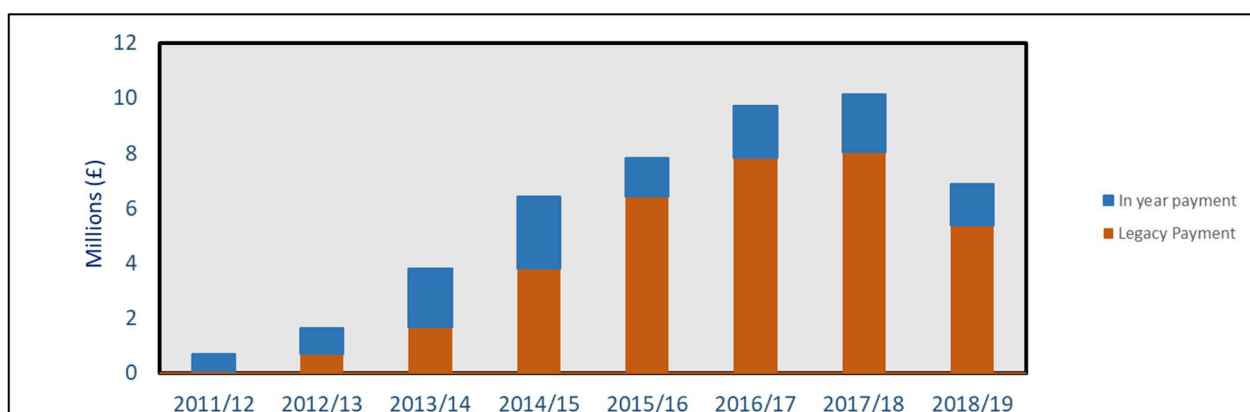
To date, Lewisham has been granted £47.25 million in New Homes Bonus

The New Homes Bonus (NHB) is a grant paid by Government to local councils for increasing the number of homes. The NHB is paid each year for 6 years. Under the scheme, the government match the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.

For 2018 to 2019, the council will receive a NHB payment total of £6.9 million (around £1.5 million from in-year payment and around £5.4 million from legacy payments from previous years). Table 4.3 and Figure 4.2 show the amount of NHB received since it was introduced in 2011. Final allocations for 2018-19 were published in February 2018 and the Council is expected to receive a NHB payment total of £6.9 million.

Table 4.3 and Figure 4.2: New Homes Bonus payments received 2011/12 to 2017/18

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Year 1	£705,698	£705,698	£705,698	£705,698	£705,698	£705,698		
Year 2		£958,188	£958,188	£958,188	£958,188	£958,188		
Year 3			£2,149,906	£2,149,906	£2,149,906	£2,149,906	£2,149,906	
Year 4				£2,628,989	£2,628,989	£2,628,989	£2,628,898	
Year 5					£1,399,473	£1,399,473	£1,399,473	£1,399,473
Year 6						£1,889,351	£1,889,351	£1,889,351
Year 7							£2,071,411	£2,071,411
Year 8								£1,551,031
Total NHB	£705,698	£1,663,886	£3,813,791	£6,442,780	£7,842,253	£9,731,604	£10,139,129	£6,911,266



Source: CLG, New Homes Bonus Final Allocation 2018 to 2019.

Figure 4.2 shows a reduction of £3.2 million from the previous year (2017-18), primarily because NHB payments have now been reduced to a 4-year payment instead of a 6-year payment, as from 2018-19.

The amount allocated to each Local Authority is dependent upon the difference in housing stock, i.e. net new homes built, the number of empty homes brought into use, the number of affordable housing units built including a £350 premium per affordable unit. It is therefore anticipated that next year's New Homes Bonus will be lower than the 2018-19 payment due to the downturn in housing completions in this monitoring year.

4.5 Investment in the Borough

Investment is needed to act as an important catalyst for development, deliver infrastructure benefits, speed up the delivery of homes and jobs and significantly boost regeneration.

In December 2015 TfL confirmed their commitment to the **Bakerloo Line Extension (BLE)** and in February 2017 the consultation commenced on the BLE stations and shafts for Phase 1 BLE. Phase 1 will come as far as Lewisham, with the creation of two interchange stations within the borough

at New Cross Gate and Lewisham. Subject to a funding package being secured, the scheme completion is planned for 2029, at which time the Bakerloo Line upgrade will be complete also.

The BLE will be critical in providing a cross-London rail link from south-east to north-west and will develop a strategic-hub and a major transport interchange for the South East at Lewisham town centre. This will help support the anticipated growth in south London by providing improved transport infrastructure, supporting regeneration in Opportunity Areas including New Cross Gate and Lewisham and providing much-needed new capacity on this key underground line.

A Direction of Travel document has also been published (November 2017) which confirms our support for the BLE and sets out our intentions for growth opportunities in the borough. The document does not set out any new policies, but it confirms our established approach to growth and aspire to optimise this growth with the necessary, supporting infrastructure; sets out our aspiration to capture the enhanced development opportunities associated with the delivery of the BLE and to make sure these are managed and coordinated; sets the standard and promotes high quality in all new developments and confirms our commitment to delivering genuinely affordable housing which addresses the borough's housing need.

The Council has completed the Lewisham Interchange Study and is in the final stage of the New Cross Area Framework, both of which seek to ensure development opportunities associated with key transport improvements, including the delivery of BLE Phase 1, are captured and maximised.

4.6 Design Awards

The borough is becoming known for its exceptional quality of design. A number of award-winning schemes were acknowledged in last year's AMR including The Deptford Project (marketed as Deptford Market Yard), Surrey Canal Linear Park, The Millwall Quietway Link and PLACE/Ladywell. The latter has also been featured for its innovation and design quality in the New London Architecture research paper 'Factory-made housing: a solution for London?'.

In 2018, Hazelhurst Court has won multiple awards including the RIBA Awards 2018 London Winner and Housing Design Awards 2018 – HAPPY Award Winner. It has also been shortlisted for the 24Housing Awards 2018: Affordable Housing Scheme of the Year and a finalist for Inside Housing Development Awards 2018: Best Older People's Housing Scheme.

The scheme is located in the south of the borough was completed in 2017. It integrates 60 new homes and facilities on a constrained site, adjacent to a 1960s flatted block. It maximises the number of new homes and creates communal spaces for all residents. Given the tightness of the plot the scheme introduced a building adjoining the existing block to form a horseshoe with two new courtyards. The balconies are partly enclosed, so are sheltered, allowing residents to use them throughout the year. The scheme has level access with auto-opening doors facilitating easy movement. The scheme has borne in mind that many older people spend more time inside, and the design has centred on the concept of bringing the outside in. All homes are accessed via outdoor galleries and dual aspect to provide daylight, ventilation and a visual connection to the courtyards. Planters and seats in front of kitchen windows add to the sense of greening.

*Photo 4.1:
Hazelhurst Court*

Architect: Levitt
Bernstein
Image: Tim Crocker

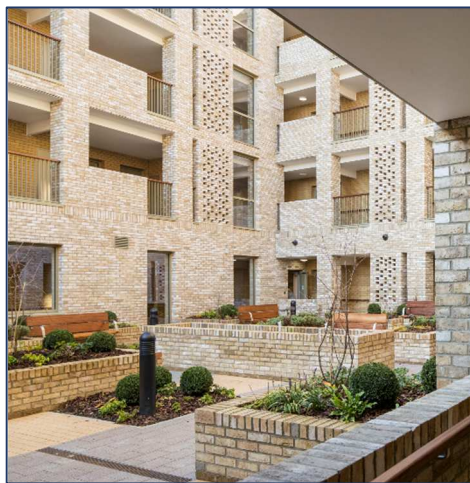


Figure 4.3: Ground floor plan showing relationship between new and existing buildings



Winning these awards reflects well on the Planning Service as they were all schemes which the service was involved in from an early pre-application stage, they highlight the importance of high quality design and in turn will help drive up design quality elsewhere. They also help to foster good working relationships with architects and set the tone for how the Council expects to engage with developers, architects and the public in future developments.

5. PLANNING SERVICE PERFORMANCE

This chapter considers the performance of Lewisham's Planning Service in terms of preparing local plans, assessing and determining planning applications, carrying out planning enforcement action, protecting heritage assets and enhancing the design quality of developments.

5.1 Progress in Plan Preparation

Four Local Plans are now adopted by the Council

Tables 5.1 and 5.2 provide a complete picture of Local Plan preparation. Table 5.1 lists four Local Plans that have already been adopted by the Council prior to this year's monitoring period. These adopted Local Plans ensure a range of up to date policies are being used by Development Management Officers and Councillors when determining planning applications.

Table 5.1: Plans adopted by the Council

Document	Key milestones	Milestone Met?	Comment
Core Strategy	Adopted June 2011	☺	Prior to this AMR's monitoring period.
Site Allocations	Adopted June 2013	☺	Prior to this AMR's monitoring period.
Lewisham Town Centre Local Plan	Adopted February 2014	☺	Prior to this AMR's monitoring period.
Development Management Local Plan	Adopted November 2014	☺	Prior to this AMR's monitoring period.

Source: Lewisham Council Planning Policy

Figure 5.2 considers the Local Plans that are currently being prepared. It shows the actions achieved during this AMR's monitoring year. It also acknowledges the most up-to-date plan preparation by showing the actions that have been carried out up to the present day, i.e. April 2017 – November 2018. Figure 5.2 measures progress against the programme in the Local Development Scheme (LDS). The latest version of the LDS was adopted by the Council in January 2018.

Table 5.2: Progress in Local Plan preparation – measured against targets in the LDS

Document	Key milestone	Milestone met?	Comment
Local Plan for Lewisham	Regulation 18 Preferred Options Consultation due Q4, 2018	☹	Throughout 2017 and 2018 there has been continuing uncertainty arising from significant changes being proposed to both national, London and local level planning policy (see section 1.3 and Table 5.3). However, plan preparation has continued and it is anticipated that Regulation 18 Consultation on the Preferred Options will be carried out but later than anticipated in the LDS.

Gypsy and Traveller Site(s) Local Plan Preferred Site	Regulation 18 Stage 3 Consultation due Q4 2018	Previous consultations on this Local Plan were carried out in July 2016 (Stage 1) and October/ November 2016 (Stage 2). Following further investigations into the two potential sites, the Mayor and Cabinet approved Pool Court as the preferred site in March 2018, Stage 3 consultation on the preferred Pool Court site has been carried out in line with the LDS in Q4 of 2018, between 10 September and 12 November 2018. Work is progressing on the next stage of this work.
---	---	---

Source: Lewisham Council Planning Policy

Table 5.2 highlights that both Local Plans are underway, albeit the Local Plan has been progressed at a slower pace than expected in the LDS. Table 5.3 acknowledges the breadth of work that has been carried out, to inform a review of the Local Plan.

Table 5.3: Work informing Local Plan preparation

Work	Description
Review of the Local Plan	The scope, content, policies and evidence base studies related to the Local Plan continue to be developed, to inform the development of the new Local Plan.
National policy	Consideration has been given to the impact of the Revised NPPF which was published in July 2018, including the implications on the preparation of Local Plans.
Draft London Plan	Consideration has been given to the Draft London Plan, which was published in late November 2017. Many significant opportunities and challenges have been identified, and further work is progressing in this regard.
New Mayoral priorities at Lewisham	In May 2018 a new Mayor of Lewisham was appointed. Since then, a number of Member's Briefing sessions have been carried out. A number of priorities for the Council have emerged from the Mayor's Manifesto, and further work to address the emerging Corporate Strategy will occur over the coming period.
Re-consider the spatial strategy	The spatial strategy for the borough is being reviewed as part of the work on the new Local Plan. This is to respond to changes in national, London and local policy, and to address emerging opportunities and challenges in the borough.
Site allocations	Additional site allocations are being investigated as part of work on the housing supply for the new Local Plan. A 'call for sites' consultation has been held and the results of this consultation are being considered.
Consultants studies	There has been continuing work with consultants who are preparing a range of evidence base studies on topics such as housing, open space, playing pitches, flood risk and employment. The Local Plan also builds upon findings from a range of other, cross-departmental and multi-organisation studies.

Source: Lewisham Council Planning Policy

5.2 Neighbourhood Planning

The Localism Act 2011 introduced permissive powers which allow local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). The Neighbourhood Planning (General) Regulations 2012 came into force as of April 2012.

NDPs are led by local people who set out how they want their local area to develop. Once adopted, the NDP becomes part of the borough's development plan and will be used to consider relevant planning applications. In areas without parish or town councils, NDPs can only be drawn up by 'neighbourhood forums' for designated 'neighbourhood areas'. Lewisham Council is responsible for designating neighbourhood forums and areas. An NDP is subject to an independent examination and referendum before the Council can consider adopting it. The Council will use a neighbourhood plan for making decisions on planning applications once the independent examiner has indicated that the plan can proceed to referendum.

Local communities can also draw up NDOs, which grant planning permission in relation to a particular neighbourhood area for development specified in the order. An NDO is also subject to an independent examination and a local referendum before they can come into force. The Act requires the Council to set out details of any NDP or NDO in the AMR.

Since last year's AMR, the Revised National Planning Policy Framework (NPPF) has been adopted. It reinforces the importance of Neighbourhood Planning within the UK Planning System.

Since the Act came into force the Council has received six formal applications for the designation of neighbourhood forums/areas, as can be seen from the overview in Table 5.4 and Figure 5.1.

Table 5.4: Progress of Neighbourhood Planning

Group	Submitted application for neighbourhood forum/area	Neighbourhood forum/area designated by the Council	Neighbourhood Plan prepared
Crofton Park/Honor Oak Park	January 2014	June 2014	Submitted draft plan to council under Reg 15
Grove Park	June 2014	September 2014	Currently being prepared
Corbett Estate	December 2014	April 2015	Currently being prepared
Lee	August 2015	January 2016	Currently being prepared
Deptford Neighbourhood Action	August 2015	February 2016	Currently being prepared
Upper Norwood/Crystal Palace	March 2015	Application Withdrawn	

Source: Lewisham Council Planning Policy

Currently five neighbourhood forum/areas have been adopted by the Council and all are currently preparing neighbourhood plans

The **Crofton Park and Honor Oak Park** Neighbourhood Forum submitted an application seeking the designation as a forum and a neighbourhood area in January 2014. The Council consulted on these and designated the forum and area in June 2014. They have submitted their draft plan to the council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Grove Park Neighbourhood Forum submitted an application seeking designation as a forum and a neighbourhood area in February 2014. The application was withdrawn, but was resubmitted in June 2014 and the Council designated the forum and area in September 2014. They are currently preparing their draft plan.

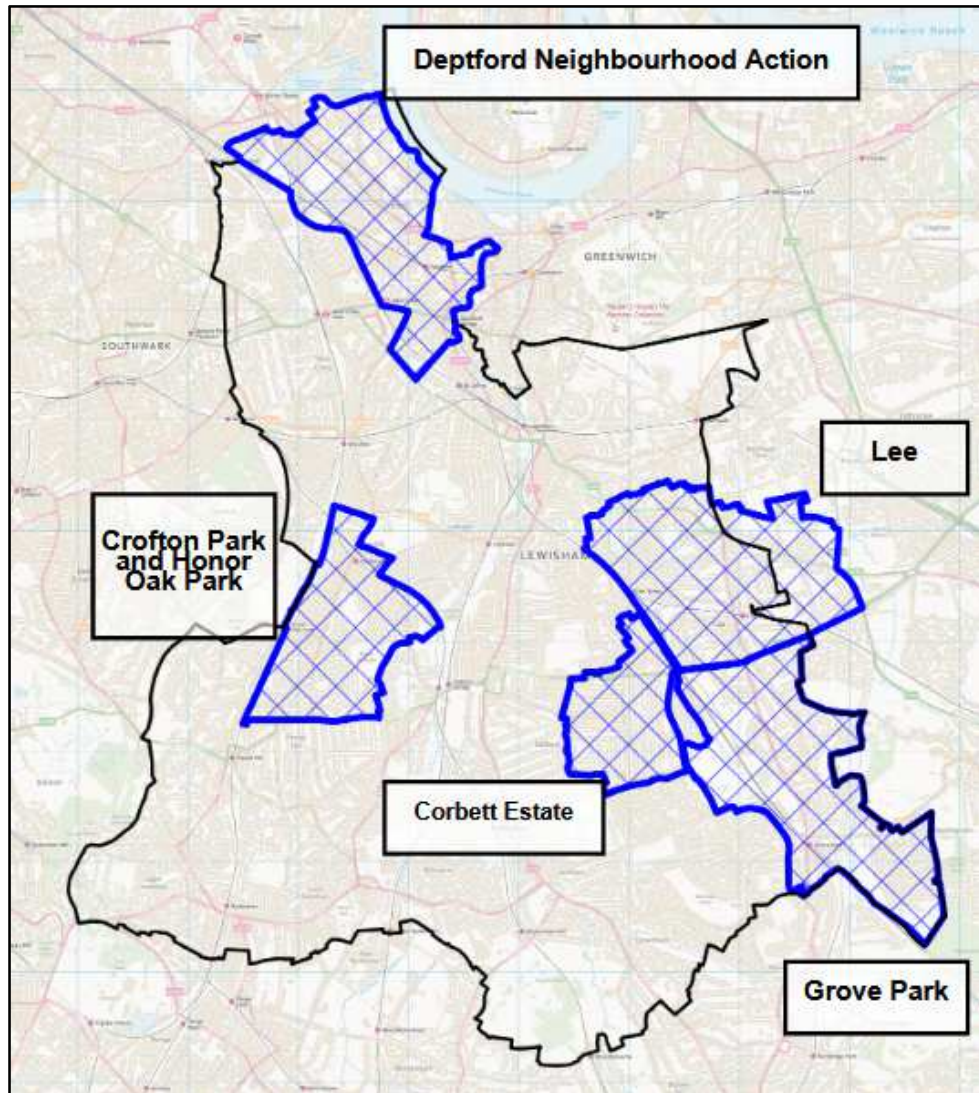
The **Corbett Estate** Neighbourhood Forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in December 2014. The Council consulted on these and designated the forum and area in April 2015. They are currently preparing their draft plan.

The **Lee Forum** submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The proposed neighbourhood area boundary also covers parts of the Royal Borough of Greenwich. The Council has consulted on these in October 2015 and designated the forum and area in January 2016. They are currently preparing their draft plan.

The **Deptford Neighbourhood Action** community group submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in August 2015. The Council has consulted on these in October 2015 and designated the forum and area in February 2016. They are currently preparing their draft plan.

The **Upper Norwood and Crystal Palace** forum submitted an application seeking the designation of a neighbourhood forum and a neighbourhood area in March 2015. The proposed neighbourhood area boundary includes a small parcel of land in Lewisham but much larger parcels of land within the London Boroughs of Bromley, Croydon, Lambeth and Southwark. The five Boroughs provided a joint statement to the Forum highlighting the concerns that the application raised such as the challenge of working with five different administrative and political processes. The application was withdrawn.

Figure 5.1: Map showing designated Neighbourhood Areas



5.3 Duty to Co-operate

5.3.1 Statutory Requirements

There is a statutory Duty to Co-operate

The Localism Act 2011 requires LPAs to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. Specifically, the Localism Act 2011 places a duty on boroughs to cooperate where:

'a sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas'.

The Localism Act requires LPAs to ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPAs monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.

The NPPF (July 2018) states in paragraphs 24-26 that local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries and that strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans...In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.

Paragraph 27 states that in order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

Paragraph 35 (c) also highlights the importance of duty to cooperate by recognising that Plans are ‘sound’ if they are based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.

5.3.2 Actions to Meet the Duty to Co-operate

Consultation and co-operation with the GLA, south-east London Boroughs and stakeholders continues

The Council has undertaken a considerable amount of engagement activity and in 2017-18, as part of planning groups and forums on a sub-regional and - London-wide basis, including attendance at:

- ALBPO meetings.
- GLA meetings on SHLAA, Housing need, Statistics, GIS and LDD.
- London Waste Planning Forum.
- London Boroughs Neighbourhood Plans Group.

The Council has input into the London Plan process, collaborating with the GLA during 2017 on the London SHLAA and the Opportunity Area Planning Framework text. This work fed directly into the Draft London Plan, which was published in December 2017. The Council also submitted a detailed, cross-departmental response to the Draft London Plan policies on 1st March 2018.

The Council has engaged with other Government organisations, particularly relating to local and regional infrastructure, including Transport for London, the Environment Agency, English Heritage, Thames Water, the Marine Management Organisation and the GLA in relation to protected wharves.

The Council is proactively working with neighbouring LPAs to identify cross-boundary planning and strategic issues, and to co-operatively work on solutions to these issues. The Council organises and chairs a quarterly Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley and Southwark and the Royal Borough of Greenwich. During the monitoring year, meetings were held in May 2017, September 2017, December 2017 and February 2018. Since then two further meetings have been held in May 2018 and September 2018.

Topics discussed included:

- Gypsy and traveller sites,
- Draft London Plan,
- Housing numbers, objectively assessed need, SHLAA, SHMA, densities,
- waste,
- energy statements,
- brownfield land register,
- self-build register,
- shared evidenced,
- Government legislations (Housing White Paper, Revised NPPF, Housing Delivery Test),
- Bromley Local Plan Examination in Public,
- Bakerloo Line Extension,
- Updates on Local Plan progress and consultations,
- Other strategic issues.

The Council has also continued to communicate with neighbouring Local Authorities. Since April 2017 the Council has met with Tower Hamlets to discuss their Local Plan and other strategic issues, and has submitted representations on the Southwark Local Plan and the Old Kent Road Area Action Plan.

5.4 Self-build and Custom Housebuilding Register

To date there have been 149 entries on the self-build and custom housebuilding register

The Self-build and Custom Housebuilding Act 2015 and the Self-build and Custom Housebuilding (Register) Regulations 2016 require the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The Council has set up a register. This register will form part of the Council's evidence base, helping to understand the level of demand for self-build and custom-build houses. To date, 149 people or organisations have registered their interest on the Council's on-line registration form, including 59 during this monitoring year (2017-18) and 24 since 1st April 2018.

5.5 Planning Applications

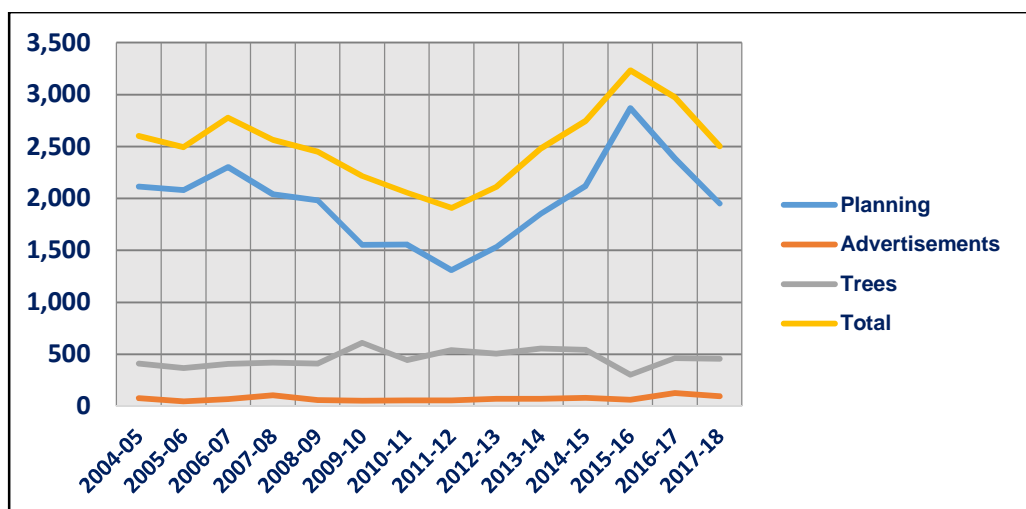
There were **3,991** applications in 2017-18

Table 5.5 and Figure 5.2 show that there was a total of 2,502 applications where decisions were made during 2017-18 (excluding applications that were dismissed or not validated). This equates to 471 less planning applications than the previous monitoring year. However, this intake of planning applications is higher than in 2005-06 and 2008-09 to 2013-14. In addition, the Planning Service also dealt with 1,471 other types of applications including Prior Approvals, non-material amendments (NMA), Lawful Development Certificates (LDCP) and approval of details (AOD), up from last year's 1,018.

Table 5.5: Development management applications by type 2004-05 to 2017-18

Year	Planning	Advertisements	Trees	Total:	% change from previous year
04-05	2,115	78	409	2,602	NA
05-06	2,081	46	366	2,493	-4.2
06-07	2,303	68	407	2,778	11.4
07-08	2,040	106	419	2,565	-7.7
08-09	1,981	58	411	2,450	-4.5
09-10	1,553	52	611	2,216	-9.6
10-11	1,558	55	444	2,057	-7.2
11-12	1,311	57	539	1,907	-7.3
12-13	1,532	72	506	2,110	10.6
13-14	1,852	74	555	2,481	17.6
14-15	2,122	82	543	2,747	10.7
15-16	2,869	62	303	3,234	17.7
16-17	2,385	126	462	2,973	-1.1
17-18	1,950	96	456	2,502	-15.8

Figure 5.2: Development Control applications 2004-05 to 2017-18

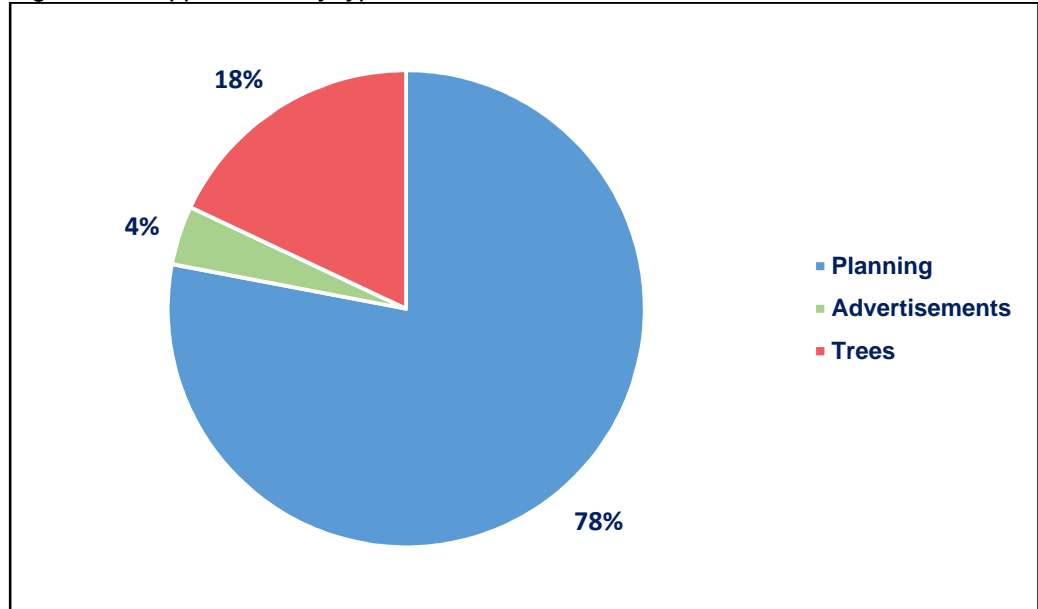


Source: Lewisham Council Development Management database

78% of applications were for planning

Figure 5.3 shows that 78% of the applications related to planning, 2% less than last year's 80%. This includes 69 applications for Listed Building Consent. Tree applications are next, accounting for 18% of the total applications. Only a small number of advertisement applications were lodged (4%). These proportions remain similar to previous years.

Figure 5.3: Applications by type in 2017-18

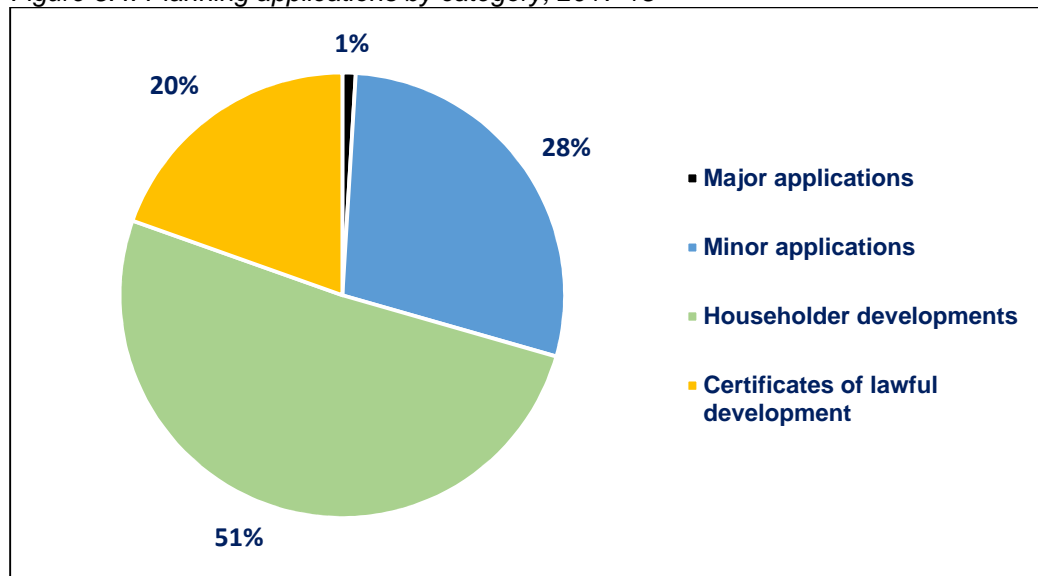


Source: Lewisham Council Development Management databases

Almost half of applications were householder applications

Figure 5.4 shows that for planning applications lodged during 2017-18, only 1% were major applications i.e. involving 10 dwellings or more (similar to last year). Householder applications formed the largest category with 51% (more than last year's 33%), followed by 28% minor applications (down from 39% last year). Certificates of Lawful Development are now 20% of the intake (less than last year's 26%).

Figure 5.4: Planning applications by category, 2017-18



Source: Lewisham Council Development Management databases

Performance against targets is good

Table 5.6 compares the rate of delivery for different types of applications with the targets set by the Council. It shows that in 2017-18 the performance for determining all types of applications significantly exceeded the targets and has improved compared to last year's performance.

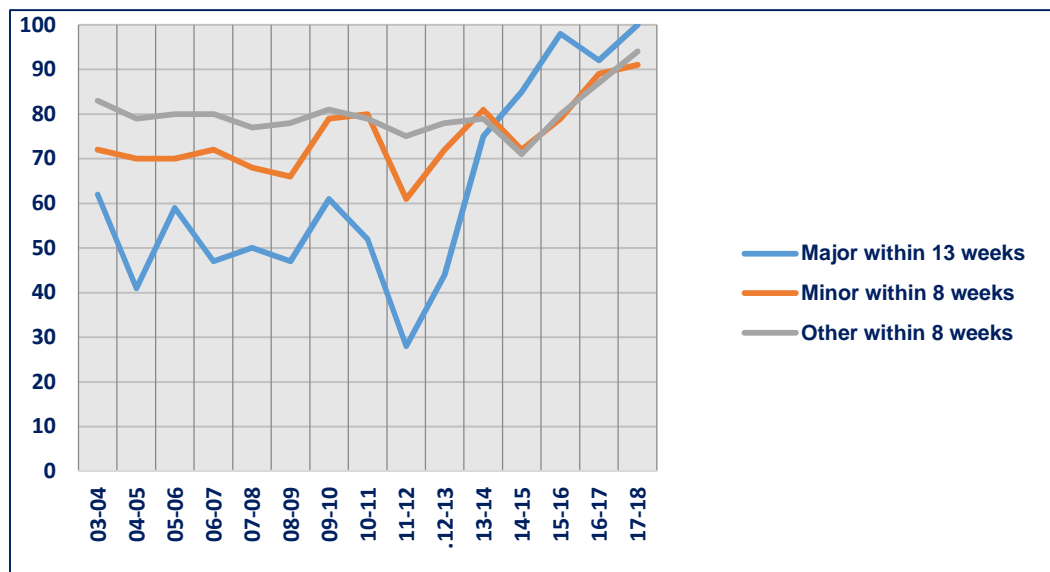
Table 5.6: Development Control performance during 2017-18

Type of application	Target	Actual
Major	60% within 13 weeks	100% within 13 weeks
Minor	70% within 8 weeks	91% within 8 weeks
Other	80% within 8 weeks	94% within 8 weeks

Source: Lewisham Council Development Management databases

Figure 5.5 shows how the percentage of applications determined within the 8 and 13 week target periods have fluctuated over the years. It also shows that the performance for this year has been better than previous years.

Figure 5.5: Percentage of applications determined within target timescales, 2003-04 to 2017-18



Source: Lewisham Council Development Management databases

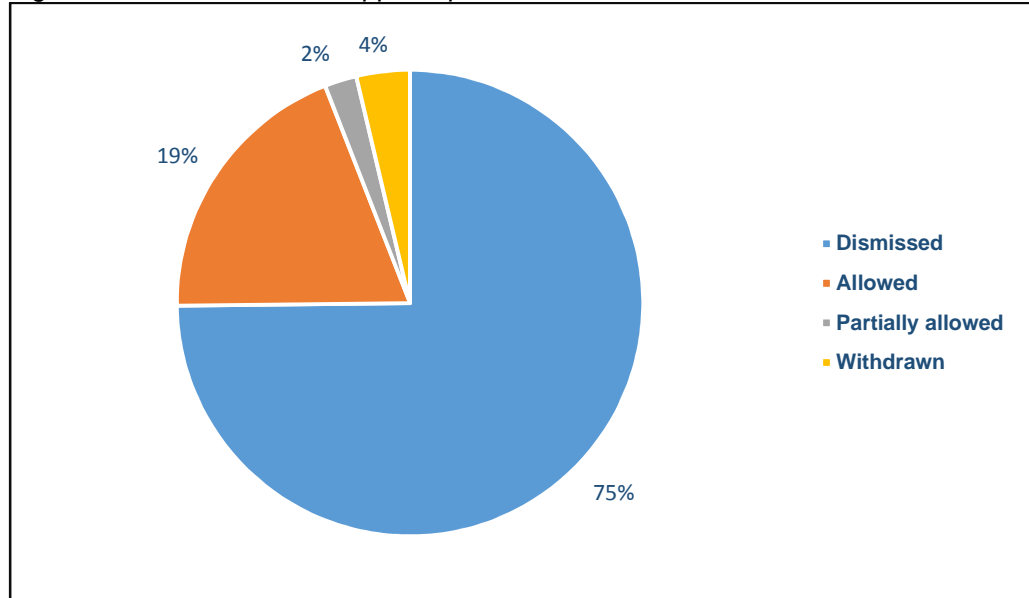
5.6 Appeals

Appeal decisions are a way of assessing the performance of policies and provides a good indication of the quality and robustness of planning decisions made by the Council. If few appeals are allowed and policies are being upheld by planning inspectors, the planning policies are successful. If large numbers of appeals are being allowed, revision of failing policies may be needed.

75% of appeals were dismissed

The number of appeals lodged has fluctuated from 72 in 2012-13 to 135 in 2017-18. Figure 5.6 shows the outcome of the appeals lodged in 2017-18, where the majority (75%) were dismissed whilst 21% were upheld or partially upheld. This is better than the national average, with a ratio of two thirds dismissed to one third upheld nationally.

Figure 5.6: Success rates in appeals performance 2017-18



Source: Lewisham Council Development Management databases

5.7 Enforcement

The Council has powers under the Town and Country Planning Acts to take legal action when:

- Development occurs without planning permission and is unlikely to receive planning permission from the Local Planning Authority.
- Conditions attached to a permission are not complied with.
- Other breaches of planning control have been committed.

Enforcement cases are investigated on the basis of a priority system which first and foremost seeks to protect the Councils statutory heritage buildings (listed buildings) and trees protected by Tree Preservation Orders. The enforcement service also seeks to protect residential amenities from development which results in statutory nuisance, causes physical damage and insensitive alterations to the townscape, buildings and land forms as well as protecting its conservation areas.

605 enforcement cases registered during 2017-18

In 2017-18 605 reports of alleged breaches of planning control were registered. This is significantly more than previous years, with 466 cases received in 2016-17. This increase has placed considerable pressure on the planning enforcement team.

Many cases do not proceed to formal enforcement action and are closed down after initial investigations show no breach has taken place, e.g.:

- Works that are classed as permitted development (planning permission is deemed to be granted for certain types of development);
- Planning permission has been granted for the works and the implementation of those works are within the start period (normally 3 years),
- The works do not amount to development (they may be works which affect only the interior of the property or are de minimus).
- It is not expedient to enforce the alleged breach (marginal or non-material breaches of planning control).
- The unauthorised development has subsequently stopped (stopping the use causing harm to the property or reinstated the property to its original form).
- It is immune to enforcement action (the unauthorised development has been in place: for more than 4 years as a new or separate residential unit, or building works which have been substantially complete for 4 years or more, or 10 years for a change of use to a non-residential use).

33 enforcement notices issued during 2017-18

Government guidance advises Local Authorities to only serve enforcement notices in the most severe of planning circumstances having regard to the development plan and the public interest. The team issued 33 enforcement notices in 2017-18. This is an increase on the previous year, with 23 in 2016-17.

5.8 Conservation and Urban Design

5.8.1 National and Local Conservation Listings

The borough has a rich heritage

The Council recognises the value of the historic environment and the contribution it makes to the local character of the borough, and considers it to be important to preserve and enhance its heritage assets for the future. The Council also supports the principles of heritage-led regeneration. This view is supported by local policies as well as national policies.

Heritage assets are the valued elements of the historic environment and make an important contribution to the quality of the borough's architectural, historic and townscape character. A heritage asset is a building, monument, or landscape identified as having significance meriting consideration in planning decisions, because of its valued heritage interest.

Heritage assets can be identified through statutory designation as heritage assets of national significance such as, Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. They can also be identified through designation by the Local Planning Authority, which includes Locally Listed Buildings and Areas of Special Local Character. Finally heritage assets can be identified through areas assessments, master planning or during the planning process itself.

Lewisham has a number of statutory designated heritage asset entries, each benefitting from the same level of protection despite their listing grade. The nationally listed assets include the following buildings, structures and monuments:

- 334 Grade II listed buildings (or groups of buildings).
- 29 Grade II* listed buildings (or groups of buildings).
- Two Grade I listed buildings (Boone's Chapel in Lee High Road and St Paul's Church in Deptford).
- Three registered parks and gardens (all Grade II).
- One scheduled ancient monument (Tudor Naval Storehouse at Convoys Wharf).
- One World Heritage Site - Buffer Zone (Maritime Greenwich).
- 16 London squares (protected under the London Squares Preservation Act 1931).

Over 600 buildings, structures and places are listed nationally

The above numbers refer to list entries, rather than individual buildings and is by no means comprehensive. An entry might comprise a single house but can also relate to a whole terrace or groups of houses and their outbuildings. Therefore, the total number of buildings that enjoy statutory protection in Lewisham is much higher and can be estimated close to 600.

Five new nationally listed entries in 2017-18

During the period of this AMR there has been five new Grade II list entries: Crofton Park (St Hilda's) War Memorial, The Deptford (St Paul's) War Memorial, the Crofton Park (St Mary Magdalen) War Memorial, as well as the Baring Hall Hotel and associated stable block in Grove Park, and a Ventilating column on Clifton Rise in New Cross.

The War Memorials were grade II listed as part of Historic England's War Memorials Project which endeavoured to list 2,500 First World War memorials throughout the country over a 5 year period to commemorate the role of communities across the country in the conflict. It is the hope that with listing, the memorials will continue be maintained and to provide us with an enduring link to those hundreds of thousands who gave their lives in the First World War.

All three memorials have been listed for their special design, architectural and historic interest. They are historically significant as eloquent witnesses to the tragic impact of the world events on these communities, and the sacrifices they made in the conflicts of the 20th century.

Crofton Park (St Hilda's) War Memorial is noted for its architectural interest as a dignified and imposing Cornish granite cross war memorial and of group value with the Grade II-listed Church of St Hilda.

Deptford (St Paul's) War Memorial was also noted for its architectural interest a simple yet dignified stone obelisk war memorial and of group value with the Grade I-listed Church of St Paul.

Crofton Park (St Mary Magdalen) War Memorial is noted for its design which is of interest as a dignified war memorial depicting Christ at Calvary.

The Baring Hall Hotel and associated stable block was listed in June 2018 at Grade II. It was listed for its architectural interest as a restrained, carefully-proportioned and eloquent rendering of the 'Queen Anne' style, bearing the distinctive influence of Richard Norman Shaw's work of the 1870s. It also has historic interest as a significant early work within the Grove Park suburb undertaken independently by Ernest Newton, one of the most important domestic architects of the late C19 and early C20; and as one of a small group of pubs built along 'improved' lines in the 1880s and 1890s, which were precursors to the improved public houses built in their thousands between 1918 and 1939. It still operates as a pub, which you can visit today. It is remarkably well preserved despite fire damage and a period of vacancy.

*Photo 5.2:
Baring Hall Hotel*



A Ventilating column on Clifton Rise in New Cross was listed in May 2018 at Grade II. Dating to 1897 by George Jennings, sanitary engineer for Greenwich District Board of Works, it is of architectural interest as a rare and significant example of street furniture made by Macfarlane's Castings of Glasgow after a design by the influential Scottish architect Alexander 'Greek' Thomson, used here to enhance the public realm. Its historic function to improve the quality of the public lavatories, reflects the interest in public health and is of historic interest. It also has group value with the near-identical Grade II-listed ventilating column on New Cross Road.

*Photo 5.3:
Ventilating
Column*



There are 302 buildings on the local list

In addition to statutory (nationally) listed buildings, Lewisham has a great number of buildings of local architectural and townscape merit. Whilst they do not meet the national criteria for statutory listing, they do add to the local distinctiveness of the borough, and so are acknowledged under a Local List. The borough currently contains 302 locally listed buildings (including structures and items).

This past year the Council has added two new structures to the list; No.7 and 8 Bell Green Gasholders. The structures were added to the list in November 2017 by the Mayor and Cabinet as they were considered to be of significant historic, social and architectural value. The structures are architecturally significant which have, for a long period of Lewisham's history been part of the local and wider townscape and skyline. They are considered to represent the tangible rich industrial heritage and a period of the boroughs social and working history. They are considered to be landmark buildings which were designed to be significant proud additions to the skyline as symbols of achievement in technology, structural engineering design and construction.

Photo 5.4: Bell Green Gasholders



The borough currently has designated 28 Conservation Areas. Conservation area status protects individual buildings as well as the spatial qualities of an area. The Conservation Team has an ongoing programme of reviewing existing Conservation Areas and identifying new ones.

The Council is currently carrying out a consultation for the adoption of one new conservation area and Article 4 Direction in the Perry Vale ward; the Christmas Estate and Perry Vale Conservation Area. This relatively small area has been recognised for being a well-planned, and highly crafted Edwardian development built by a local builder to Lewisham, with lots of personal trademarks and details still in place and preserved.

The borough contains 21 Archaeological Priority Areas (APA's). These are areas identified by the Greater London Archaeological Service where there is significant known archaeological interest or potential for new discoveries.

The Council also has 14 Areas of Special Local Character which are identified by the Council and residents for being of historic, architectural and social interest to the borough. Two of these areas are currently being reviewed to be made into designated Conservation Areas; The Christmas Estate in Perry Vale, and Lewisham Park in Lewisham.

Improved circumstances of buildings at risk

18 buildings/structures (including ten graveyard monuments in one churchyard) and the Deptford High Street Conservation Area are currently on Historic England's 'at risk' register due to neglect and decay. The Council continues to work with Historic England and property owners to reduce the risk status and, although they remain at risk, the condition of all items classed as at risk is improving. Example of this work include:

- Recent negotiations for the full restoration of ten tombs which are on the Register, located within St Margaret's Old Churchyard in Blackheath, as part of Section 106 negotiations on the adjacent development site. This work will be carried out prior to occupation on the adjacent site.
- Beckenham Place Stable block, Riley's Temperance Hall, and the Fellowship Inn Hall, which have all received Planning and Listed Building Consent in this monitoring year for the refurbishment and re-use of the buildings. Following this work these buildings will also be removed from the Register.
- In 2017 the Council ran a tendering procedure to seek suitable proposals to bring Ladywell Baths, a Grade II vacant building on the Heritage at Risk Register back into use. The Council received a great selection of interesting bids – 24 in total. Guidmore and Curzon were eventually selected by the Mayor to move forward to deliver a public cinema and restaurants within the Baths, and residential homes in the rest of the site. The Council is now committed to delivering this scheme through a Planning Performance Agreement.

*Photo 5.5:
Proposals at
Ladywell Baths*



5.8.2 Design Review Panel

14 schemes have been reviewed during 2017-18

The Design Review Panel (DRP) is a group of professional design experts, who meet regularly to review development schemes. The panel assists and encourages developers and their design teams to achieve and deliver high quality design in their development proposals. While the panel does not have decision-making powers, it serves as an advisory body. Comments from the

panel are fed into the assessment of pre-application schemes, planning applications and appeals. Bringing a scheme to DRP as early as possible can ensure a productive and beneficial outcome for all parties. By doing this, design teams have an appropriate time to respond to panel advice and have a better chance to address design concerns prior to application.

During 2017-18 DRP have reviewed some residential and mixed use schemes multiple times, creating a total of 11 assessed schemes and provided design advice on 1,982 dwellings and 30,593m² of non-residential floorspace. The totals include return reviews and provide totals only where statistics are available as part of the Design Review Panel process.

Table 5.7 provides further details of the residential and mixed use schemes that were reviewed at DRP during 2017-18:

- Four sites are located within the Growth and Regeneration Area, thereby helping to enhance the design quality of the sites being regenerated. Three are at New Cross and one at Evelyn.
- The remaining sites are located mostly in the south of the borough at Ladywell, Forest Hill and Sydenham, and to the east at Lee Green.
- Seven sites will be developed with a mix of uses, not just housing. They will provide mixed use developments encompassing a range of uses such as commercial, hotel, retail, art studios, health centre, café, car sales and residential units.
- Four sites will provide solely residential units.

The following non-residential schemes were also assessed:

- One school project.
- Two park projects –Crossfields Open Space and Beckenham Place Park Flood Alleviation Programme.

Table 5.7: Residential and mixed use schemes reviewed at DRP during 2017-18

Source: Design Team database

Site name	Ward	Site description	Net units
Strategic gains Heathside and Lethbridge Phases 5+6 (considered 2 x by DRP)	Ladywell	Residential scheme	450
Creekside Village East	New Cross	Mixed use scheme	350
Trundleys Road	Evelyn	Mixed use scheme	206
Leegate (considered 2 x by DRP)	Lee Green	Mixed use scheme	229
Major gains Mayfield	Lee Green	Residential scheme	57
1 Creekside (considered 2 x by DRP)	New Cross	Mixed use scheme	53
Bampton Estate	Forest Hill	Residential scheme	52
Large gains Site A	Sydenham	Residential scheme	40
Home Park	Sydenham	Mixed use scheme	34
PLACE Deptford	New Cross	Mixed use scheme	31
1 Waldram Park	Forest Hill	Mixed use scheme	30

The majority of the schemes identified in Table 5.7 have not yet been granted planning permission and the net units represent the amount of housing currently being proposed. This may differ from the final amount of housing granted, once the application has been determined.

Further information about the DRP can be found here:

<http://www.lewisham.gov.uk/myservices/planning/conservation/Pages/Design-Review-Panel.aspx>

6. CONCLUSION

6.1 Main Findings

The AMR has identified a number of significant achievements and concerns related to the monitoring period.

It is important to note that the context of planning and development over the monitoring period has changed substantially from previous years. This includes significant changes to national and regional policy, as well as multifaceted changes to the development context across England and London. Most significantly there has been a large drop in the number of new homes delivered in London, which is down 20% from the previous year across the capital.

The following list provides a summary of the key achievements and concerns by main topic area:

Housing

- With 674 net new dwellings delivered, housing completions are significantly lower than previous years and fall well short of the London Plan's annual average housing target of 1,385. At 389 dwellings granted planning permission, approvals for the year are also significantly below historic levels. This is against a backdrop of slowing growth rates in housing delivery across England, and a significant downturn in delivery in London which is 20% below the previous year. This downturn has been acutely felt in the south-east sub-region where delivery levels were significantly down across all neighbouring boroughs.
- This downturn in housing completions and approvals is likely to represent an isolated event against a long-term trend of strong housing delivery that continues to meet the annual average target in the London Plan.
- Pre-monitoring of the 2018-19 year suggests that both delivery and approvals will improve significantly in the next monitoring year with 1,259 net additional dwellings already given planning permission (April – December 2018). The introduction of the Housing Delivery Test places greater emphasis on the monitoring of the short term delivery of housing however, and any undersupply in individual years will be felt acutely (see below).

Affordable housing

- With 39 net new affordable homes delivered (8%) and 68 granted planning consent (17%), both affordable housing completions and approvals are significantly below the Core Strategy's borough wide target of 50%. This reflects the general downturn in London over the same period, and the acute undersupply of homes in the south-east sub-region.

- The social rent/affordable rent to intermediate ratio of 15:85 for completions and 90:10 for approved schemes differs significantly from the Core Strategy 70:30 target.
- Pre-monitoring of the 2018-19 year suggests that both delivery and approvals will improve significantly in the next monitoring year with 1,259 net additional dwellings already given planning permission (April – December 2018) with 29% affordable housing.

Strategic sites

- Progress has occurred on the majority of the strategic sites that underpin the delivery of homes and wider regeneration in the borough.
- A number of key site allocations have been progressing slower than anticipated or have paused, including at Convoys Wharf.
- Whilst development had paused at New Bermondsey/Surrey Canal Triangle, dialogue has been resumed on the delivery of this key strategic site.

The Housing Delivery Test

- The NPPF introduced the HDT, however results for this test have not yet been published.
- The Council is currently able to demonstrate a five year housing land supply.
- Significant risks have been identified in relation to potential future results of the HDT, as well as in relation to the five year housing land supply position in subsequent years, and similarly in relation to the 15 year supply of homes over the plan period, as it is likely that the draft London Plan will result in a higher housing target which will apply additional pressure on the supply of deliverable sites.
- Work is underway on a review to the Local Plan which will provide the opportunity to manage some of these risks. The emphasis of the HDT on monitoring housing delivery over a three year period means that significant dips in housing delivery in individual years may have significant impacts in relation to the punitive measures introduced alongside the HDT in the revised NPPF.

Non-residential development

- There has been a significant overall net loss of 15,796m² of non-residential floorspace, with A2, A3, B1, D1 and D2 experiencing net gains and A1, A4, A5, B2, B8 and SG experiencing net losses. This includes the net loss of 17,498m² of business floorspace (a reduction from the previous monitoring year where 23,284m² was lost), with a concentration of non-residential floorspace lost through the plan-led managed released of land within two

site allocations, at Marine Wharf West and Kent Wharf as part of mixed-use regeneration schemes.

- The Council is currently reviewing its Local Plan, and an opportunity exists to review the approach to non-residential floorspace in planning policy and the spatial plan.

Revenue

- There has been some fluctuations in Council revenue from the planning process this year, with £3.3 million of CIL receipts down slightly from £4.4 million the previous year.
- Section 106 financial payments at £11.4 million are up from £7.8 million the previous year.
- The New Homes Bonus at £6.9 million is down from £10.1 the previous year.
- Whilst S106, CIL and the NHB receipts fluctuate with the delivery of development, changes in the NHB receipts are also likely the result of the NHB payment being reduced from a 6-year payment to a 4-year payment. Any downturn in housing delivery will likely have a significant impact on the revenue received through all of these mechanisms.

Investment in the borough

- Work has continued with TFL and the GLA in relation to Phase 1 of the Bakerloo Line Extension (BLE).
- Work has also continued on the Lewisham Interchange Study and the New Cross Masterplan and Station Study; and a Direction of Travel document has been published.

High quality design

- 1,982 dwellings and 30,593m² of non-residential floorspace have been reviewed by the Design Review Panel.
- Lewisham is becoming recognised for its best practice in modular housing, with PLACE/Ladywell featured in the New London Architecture paper 'Factory-made housing: a solution for London?'.
• Hazelhurst Court has also been nominated and/or won multiple awards.

Local Plans

- The LDS has been adopted by the Council. Preparation of the Regulation 18 Local Plan Preferred Options Document is underway.
- Pool Court was approved as the preferred Gypsy and Traveller site and consultation has been carried out.

- There has also been continuing collaborative work with consultants, other departments and external organisations on topics such as housing, open space, playing pitches, flood risk, employment, tall buildings and A2 Corridor study.

Neighbourhood planning

- There are now five designated neighbourhood forums and areas at Crofton Park and Honor Oak Park, Grove Park, Corbett Estate, Deptford Neighbourhood Action Community Group and Lee Community Group.
- Crofton Park and Honor Oak Park has submitted their Plan to the Council under Regulation 15.

Co-operative working

- The Council has continued to work co-operatively with neighbouring local authorities and participates in a variety of sub-regional meetings. The Council also submitted a cross-departmental response to the draft London Plan policies.

Planning applications/enforcement

- 2,502 applications were decided, in addition to 1,471 other types of applications.
- The performance for determining major, minor and other applications exceeded all targets. 21% of appeals were upheld and 33 enforcement notices were served.

Heritage assets

- There have been five new Grade II list entries and two new entries on the local list and work is progressing towards two new Conservation Areas. There has been a tendering process to bring Ladywell Baths, currently on the Heritage at Risk Register, back into use.

Further monitoring is needed

The issues identified in the AMR including the main findings above will need to be further monitored in future AMRs and other channels. Specifically the Council may need to:

- Review its monitoring process to better capture relevant information in a timely manner to inform decision making.
- Monitor the delivery and approvals to determine any long term impacts and potential risks.
- Look at potential mitigation actions if necessary.
- Feed into the refresh of the Local Plan, with particular attention on the housing supply, affordable housing, and delivery of non-residential floorspace, particularly for business uses.

APPENDICES

APPENDIX 1: ABBREVIATIONS

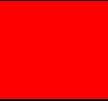



AMR	Annual Monitoring Report
BLE	Bakerloo Line Extension
CIL	Community Infrastructure Levy
DMLP	Development Management Local Plan
Dph	Dwellings per hectare
DRP	Design Review Panel
GLA	Greater London Authority
GPDO	General Permitted Development Order
HDT	Housing Delivery Test
HMO	House of Multiple Occupation
IDP	Infrastructure Delivery Plan
IMD	Index of Multiple Deprivation
km²	Square kilometres
LDD	London Development Database
LDF	Local Development Framework
LDS	Local Development Scheme
LHN	Local Housing Need
LPA	Local Planning Authority
LSOA	Lower Super Output Areas
LTCLP	Lewisham Town Centre Local Plan
m²	Square metres
MHCLG	Ministry of Housing, Communities and Local Government
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PCN	Planning Contravention Notices
S106	Section 106 Agreement
SALP	Site Allocations Local Plan
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
TFL	Transport for London
UDP	Unitary Development Plan

APPENDIX 2: WARD BOUNDARIES MAP



APPENDIX 3: PROGRESS OF HOUSING TRAJECTORY SITES

The table below lists the sites shown on the Housing Trajectory in Appendix 4. It assesses the progress made on each site using a colour code in the last column, as follows:

	Medium to high risk of not being implemented when planned as site is suitable for residential development but unlikely to be granted planning permission in the next few years. Examples of this include site allocations that have not been progressed and sites where permissions have lapsed.
	Medium risk of not being implemented when planned as site is making slower than expected progress but will continue to be implemented. Examples of this include sites that have been permitted FY14/15 or before and are still under construction where there is no phasing timetable in place and sites that have been permitted FY15/16 or before and have not yet started to be constructed.
	Low to medium risk of not being implemented when planned as site is at an early stage but is not currently stalled. Examples of this include sites where the Council has been involved in pre-application discussions or where there are submitted applications.
	Low risk of not being implemented when planned as site is progressing well. Examples of this include sites that are under construction and progressing well against a phased timescale, sites that have been permitted FY15/16 or later and are under construction, sites that have been permitted FY16/17 and have yet to start construction.

Sites are ordered by ward.

The table below does not include sites protected for current use such as Local Employment Locations (SA13-SA15, SA24–SA25, SA37, SA45-SA50), schools (SA16-SA17, SA51), nature conservation sites (Sinc1-18) and waste sites (1-3). Some Site Allocations have already been completed and are therefore not included in this Appendix.

For schemes that have not yet been granted planning permission, the net units represent the amount of housing currently being proposed. This may differ from the final amount of housing granted, once the application has been determined.

Some sites have progressed since the end of 2017-18:

- Site has started construction since 1 April 2018
- ~ Site has been completed since 1 April 2018
- # Site has been granted permission since 1 April 2018
- * Site has started enabling works
- + Site has a resolution to approve, subject to a Section 106 Agreement being secured.

Small sites below 0.25 hectares or less than 25 units have been excluded to avoid double counting with small windfall sites average trend figure.

Site name/Address/Ward	Site allocation	Net units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved (FY application was approved)	Not yet started on site, as at 31 March 2018	Started construction, as at 31 March 2018	Rating
BELLINGHAM									
BI003 Kenton Court, 132 Adamsrill Road		25	19/20			17/103961 (17/18)	Y		
BL004 Home Park Housing Office, 129 Winchfield Road		31	21/22		18/106485 (18/19) #		Y		
BLACKHEATH									
BK001 Heathside & Lethbridge Estate (phase 5 and 6)		^ 679	19/20-25/26			12/81169 14/87333 17/99379 (14/15 but phased)		Y	
BK002 BMW site, Lee Terrace		30	18/19			16/095488 (16/17)		Y	
BK003 Former petrol station, 167 Lewisham High Street		28	18/19			15/091914 (15/16)		Y	
BK004 23 Boone Street, Dacre Park Estate (south)		25	18/19			14/089902 (14/15)		Y	
BK005 Roof extension: Tower House, 65-71 Lewisham High Street		^ 56	18/19			15/094039, 15/094870 and 17/100726 (17/18)		Y	
BK008 Our Lady of Lourdes School		9	21/22			15/094157 (15/16)	Y		
BROCKLEY									
BR006 111 and 115 Endwell Road	SA30	40	24/25	Y					
CATFORD SOUTH									
CS003 Former Pheobes Garden Centre		27	19/20		17/102292 (18/19) #		Y		
EVELYN									
EV001 Convoys Wharf	SSA2	3,514	20/21-33/34			13/83358 Approved by Mayor of London (14/15 but phased)	Y	*	
EV002 Timber Yard, Deptford Wharves, Oxestalls Road	SSA4	1,131	20/21-24/25			09/73189 15/92295		Y	

Site name/Address/Ward	Site allocation	Net units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved (FY application was approved)	Not yet started on site, as at 31 March 2018	Started construction, as at 31 March 2018	Rating
						(15/16 but phased)			
EV003 Arklow Road Trading Estate	SA9	316	18/19-19/20			15/93101 16/097829 (16/17)		Y	
EV004 Plough Way, Marine Wharf East	SSA5	225	18/19-19/20			13/85917 14/89436 15/91087 16/97829 (15/16)		Y	
EV005 Neptune Works, Parkside House, Grinstead Road	SA10	199	19/20-21/22			10/75331 14/89647 (11/12)		Y	
EV007 19 Yeoman Street	SSA5	72	18/19			16/98132 (16/17)		Y	
EV008 Astra House, Arklow Road		44	18/19			14/89678 15/93689 (15/16)		Y ~	Completed since April 18
EV012 Acme House, Childers Street	SA8	85	24/25	Y					
FOREST HILL									
FH001 Rear of Christian Fellowship site, rear of 15-17a Tyson Road	SA40	68	18/19			09/71953 (10/11)		Y	
FH002 Featherstone Lodge, Eliot Bank		33	19/20			14/86666 (15/16)	Y		
FH003 Former Sydenham Police Station, 179 Dartmouth Road		33	19/20			15/92798 (16/17)	Y		
FH004 Fairway House, rear of 53 Dartmouth Road	SA20	27	18/19			15/90942 (15/16)		Y	
FH005 Garages north of Longfield Crescent Estate		27	18/19			14/89888 (15/16)		Y	
FH011 Station forecourt, Dartmouth Road, west of the Railway Line	SA19	74	28/29	Y					
LADYWELL									
LD001 87-89 Loampit Vale		44	18/19			15/93403 (16/17)		Y	
LD002 Land at 11 and 29 Embleton Road and 44 and 70 Algernon Road		4	19/20			18/105952 (18/19)	Y		

Site name/Address/Ward	Site allocation	Net units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved (FY application was approved)	Not yet started on site, as at 31 March 2018	Started construction, as at 31 March 2018	Rating
LEE GREEN									
LG003 Garages at Woodstock Court, Burnt Ash Hill		8	18/19			15/94702 (16/17)		Y	
LG004 Mayfields Hostel, Burnt Ash Road		21	19/20		17/103886 (18/19) #		Y		
LG005 Leegate Shopping Centre	SA23	229	21/22-23/24		14/90032 (16/17) +				
LG006 Lee Green Estate, Cambridge Drive		12	19/20			15/092720 (17/18)	Y		
LEWISHAM CENTRAL									
LC001 Lewisham Gateway	SSA6	^ 607	18/19-23/24			06/62375/ 13/82493/ 13/84296 14/89233 (12/13 but phased)		Y	
LC003 Boones Almshouses, Belmont Park		58	18/19			10/74143 (11/12)		Y	
LC004 Rear Chiddingstone House, Lewisham Park		53	19/20			14/89027 16/99284 (16/17)		Y	
LC006 37-43 Nightingale Grove (remainder of site)	SA?	30	28/29	Y					
LC007 Roof extension at Riverdale House, 68 Molesworth Street		^ 25	18/19			15/91069 (15/16)		Y ~	Completed since April 18
LC014 Robert Square, Bonfield Road		3	18/19			16/097298 (16/17)		Y	
LC015 Lewisham Retail Park, east of Jerrard Street	LTC4	536	21/22-23/24		16/097629 (17/18) +				
LC016 Tesco, Conington Road and car park	LTC5	1,115	22/23-30/31		17/101621 (part of site)				
LC017 Carpet Right, east of Thurston Road	LTC4	242	23/24-24/25		17/102049				
LC018 Place Ladywell, former Ladywell Leisure Centre, 261 Lewisham High Street (remainder of site)	LTC7	499	27/28-31/32		Y				

Site name/Address/Ward	Site allocation	Net units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved (FY application was approved)	Not yet started on site, as at 31 March 2018	Started construction, as at 31 March 2018	Rating
LC019 Driving Test Centre, off Ennersdale Road	SA33	30	26/27	Y					
LC021 Spring Gardens, Arlington Close		28	19/20			17/102175 (17/18)	Y		
LC025 23 Mercia Grove, Lewis Grove		31	18/19			17/101161 (17/18)		Y ~	Completed Since April 18
LC026 Church Grove		33	20/21			17/104264 (18/19) #	Y		
NEW CROSS									
NX001 New Bermondsey, Surrey Canal Triangle	SSA3	2,365	22/23-33/34			11/76357 13/85143 (11/12 but phased)	Y		
NX002 Faircharm Trading Estate, Creekside		148	18/19			12/82000 (13/14)		Y	
NX003 New Cross Gate Station sites (Goodwood Road)	SA5	148	27/28-28/29		Y	Previous application lapsed			
NX005 Bond House, 20-32 Goodwood Rd		89	18/19			14/90267 (16/17)		Y	
NX009 Hatcham Works, New Cross Gate Sainsbury, New Cross Road	SA6	799	27/28-33/34		Y				
NX010 Sun Wharf, Cockpit Arts	SA11	233	21/22-23/24		Y				
NX011 Giffin Street Masterplan Area, Former Tidemill School	SA3	193	21/22-23/24		16/95039 (18/19) #		Y		
NX012 Former Deptford Green Secondary School, Amersham Vale	SA17	120	21/22-22/23		15/95027 (18/19) #		Y		
NX015 Creekside Village East, Thanet Wharf	SA12	394	21/22-23/24		15/90768				
PERRY VALE									
PV004 Waldram Place & Perry Vale, east of the railway line, Garage and portacabins	SA18	60	28/29	Y					

Site name/Address/Ward	Site allocation	Net units on site (^ units remaining to be built)	Phasing	None	Pre-application discussions/application submitted	Application approved (FY application was approved)	Not yet started on site, as at 31 March 2018	Started construction, as at 31 March 2018	Rating
RUSHEY GREEN									
RG001 Catford Green, former Catford Greyhound Stadium		^ 240	18/19			07/67276 15/93128 (15/16 but phased)		Y ~	Completed since April 2018
SYDENHAM									
SD001 St Clements Heights, 165 Wells Park Road		50	18/19			14/90031 (14/15)		Y	
SD004 154-158 Sydenham Road	SA21	15	21/22	Y		Previous application lapsed			
SD010 113-153 Sydenham Road	SA22	98	24/25-25/26	Y					
TELEGRAPH HILL									
TH001 43-49 Pomeroy Street		65	18/19			15/93731 (16/17)		Y	
TH004 New Cross Gate NDC Scheme, Besson Street	SA7	173	22/23-23/24		Y	Previous application lapsed			
TH006 6 Mantle Road	SA28	20	24/25	Y					
TH009 Wellington Close, Somerville Estate		23	19/20			17/10418 (17/18)	Y		
WHITEFOOT									
WF001 Excalibur Estate, Baudwin Road		^ 184	21/22-22/23			10/75973 (11/12 but phased)		Y	
WF002 Foster House, Whitefoot Lane		21	19/20			15/91734 (16/17)	Y		
WF003 Former Downham Fire Station, 260 Reigate Road		30	18/19			15/92929 (15/16)		Y ~	Completed since April 2018

APPENDIX 5: FINANCIAL VIABILITY REVIEWS

The following table provides a summary of the financial viability reviews as of the end of financial year 2017/18.

Site	Application Number	Review Triggered	Outcome	Financial Contribution
Renaissance	DC/09/71246	✓	Financial contribution secured	£9,558,580.00
Heathside & Lethbridge	DC/09/72554	No review mechanism		N/A
Marine Wharf West	DC/10/73437	✓	Sales value not achieved/no contribution due	N/A
Revised		✓	Sales value not achieved/no contribution due	
Neptune Works	DC/10/75331	X	Development not commenced	N/A
Cannon Wharf	DC/08/68523	✓	Sales value not achieved / no contribution due	N/A
Revised		✓	Sales value not achieved / no contribution due	
Surrey Canal/New Bermondsey	DC/11/76357	X	Development not commenced	N/A
The Deptford Project	DC/11/78175	✓	Profit below threshold for financial contribution	N/A
Lewisham Gateway Phase 1a	DC/13/82493	✓	Profit below threshold for financial contribution	N/A
Phase 1b	DC/14/89233	✓	Profit below threshold for financial contribution	
Faircharm	DC/12/82000		Under Review	N/A
Catford Greyhound Stadium	DC/07/67276		Under Review	£6,520,550.00
Marine Wharf East	DC/13/85917	✓X	Commencement trigger complied with / second trigger not reached	N/A
Revised		X		
Kent Wharf	DC/14/89953	✓	Commencement trigger complied with / no contribution due	N/A
Oxestalls Road/Deptford Wharves	DC/15/92295	X	Development not reached trigger	N/A
Revised		X	Development not reached trigger	

APPENDIX 6: CIL ACCOUNTS

Receipts		(£)
Total CIL receipts in the reported year (2017/18)		3,359,091.04
of which land		Nil
of which infrastructure		Nil
The amount of CIL carried over from the previous year(s)		n/a
of which is land payments		n/a
of which infrastructure payments		n/a
Expenditure		(£)
Total CIL Expenditure in the reported year		Nil
Infrastructure - The items of infrastructure to which CIL has been applied:		(£)
N/A		Nil
Other		(£)
The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure that borrow money was used to provide		Nil
The amount of CIL passed to any person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure		Nil
Administration		(£)
The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	134,363.65	5%
CIL Neighbourhood Proportion		(£)
Total amount of the neighbourhood proportion of CIL receipts in the reported year (15% of receipts)		499,887.12
The items to which neighbourhood CIL funding has been applied and the amount of expenditure on each item		Nil
N/A		Nil
Totals		(£)
Total amount of CIL receipts for the reported year retained at the end of the reported year excluding the neighbourhood proportion		2,859,203.92
Total amount of CIL receipts from previous years retained at the end of the reported year excluding the neighbourhood proportion		4,742,590.82
Total amount of neighbourhood proportion CIL receipts for the reported year retained at the end of the reported year		499,887.12
Total amount of neighbourhood proportion CIL receipts from previous years retained at the end of the reported year		889,235.78

Prepared by
Strategic Planning Team
London Borough of Lewisham

Civic Suite
Catford Road
Catford
SE6 4RU

E-mail: planning.policy@lewisham.gov.uk

January 2019

