



LDF

**Lewisham
Housing Implementation Strategy**

Including statement of 5 year housing land supply as at 1 April 2013

December 2013

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1. Overview

The supply of housing land within the London Borough of Lewisham is monitored on an annual basis. The Housing Implementation Strategy seeks to:

- update the forecast for the supply of housing on deliverable sites from a new base of 1 April 2013¹.
- provide a housing trajectory, taking a look at the supply of large sites² for the next 15 years.
- assess whether the housing land supply meets or exceeds the London Plan housing target.
- determine whether the housing land supply reflects the broad locations for housing growth identified in the Core Strategy.
- assess the likelihood of sites being unimplemented, to determine the robustness of the housing land supply.
- identify any monitoring actions needed.

1.1 Summary of main findings

A range of findings are associated with the Housing Implementation Strategy. They are located in yellow boxes throughout the report and the main findings are summarised below.

The Housing Implementation Strategy demonstrates that:

- a fluctuating amount of dwellings are anticipated to be built in the next 15 years.
- 6,712 dwellings, 43% of the housing land supply shown in the housing trajectory, is anticipated to be built in years 1 - 5 (2014/15 – 2018/19). This frontloading of sites allows the 5 year London Plan target to be exceeded by 1,187 dwellings and will result in a 21% oversupply by 2018/19 (significantly above the 5% buffer required in the NPPF).
- when broadening the land supply to include small sites² that are under construction and have planning permission but have not yet started to be built, the oversupply compared to the London Plan target as at 2018/19 rises to 26%.
- together with good performance in the past (with a cumulative oversupply of 14% in the last 9 years), the housing trajectory shows that a total of 26,592 dwellings have been completed and are anticipated to be built between 2004/05 and 2028/29. This results in a small oversupply of 87 dwellings by 2028/29 compared to the London Plan target.
- to compensate for the oversupply that has taken place in the past and the front loading of dwellings in years 1 - 5, the adjusted annualised London Plan housing target will reduce to a low of 747 in 2027/28.
- the 15 year housing land supply consisting of 65 large sites in the housing trajectory will create a spread of new housing across the borough that reflects the broad locations for housing growth identified in the Core Strategy, with 64% of the anticipated dwellings located in Deptford and New Cross, 16% in Lewisham Town Centre, 10% in Catford Town Centre, 2% in District Hubs, 2% in Local Hubs and 6% in Areas of Stability and Managed Change.
- there is a high probability that development will take place within the timescales planned. All sites phased for development in 2013/14 and the majority of sites in years 1-15 are identified as being at low risk of being unimplemented. 35% of anticipated dwellings are identified as having a medium risk or medium – high risk of being unimplemented but many of these are phased in the latter years.
- due to the range and number of sites planned for housing, together with good past performance and the front loading of sites in the first 5 years, it is considered that there is resilience and flexibility in the housing land supply and that the 5 year and overall housing targets can be met.
- no management action is needed at this stage but monitoring of sites should continue.

¹ This is identified from land currently being developed, valid planning permissions which have yet to commence, allocated sites identified in LTCLP and SALP or identified in the 2013 London wide SHLAA as suitable for housing development.

² Large sites consist of 10 or more dwellings, small sites consist of less than 10 dwellings.

2. Planning policy context

This section provides an overview of the policy context, focussing on national guidance.

2.1 National Planning Policy Framework

The [National Planning Policy Framework](#) (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The London Borough of Lewisham as a Local Planning Authority must take the NPPF into account when it prepares local plans. A core planning principle of the NPPF is the delivery of homes and to objectively identify and then meet housing needs. The NPPF further requires the Council to identify and update annually:

- a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements, with an additional 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.³
- a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

A summary of the 5 year supply is reported in the Council's [Annual Monitoring Report](#) (AMR) published each December. Guidance from the Department of Communities and Local Government states that the 5 year period should start the following April. So for the AMR published in December 2013, the 5 year period will be **1 April 2014 to 31 March 2019**.

2.2 What is a Housing Implementation Strategy?

The NPPF requires the Council to set out a Housing Implementation Strategy that describes the approach to managing the delivery of the housing targets and trajectories.⁴ The Housing Implementation Strategy indicates what ranges of housing delivery are acceptable and what action may be taken in what circumstances, so that there are clear and transparent points that will trigger management action to facilitate delivery.

3. Lewisham's housing supply

The [Core Strategy](#), Lewisham's principal local plan, sets out the vision and strategic objectives for the borough for the period 2011 to 2026.⁵ A key component of the Core Strategy is showing where, how and when housing will be delivered in accordance with the national and regional policy.

3.1 Forecast housing distribution within Lewisham

Spatial Policies 1 to 6 of the Core Strategy set out the broad locations for housing growth across the borough and applies four spatial areas as follows:

1. Regeneration and Growth Areas
2. District Hubs
3. Local Hubs
4. Areas of Stability and Managed Change

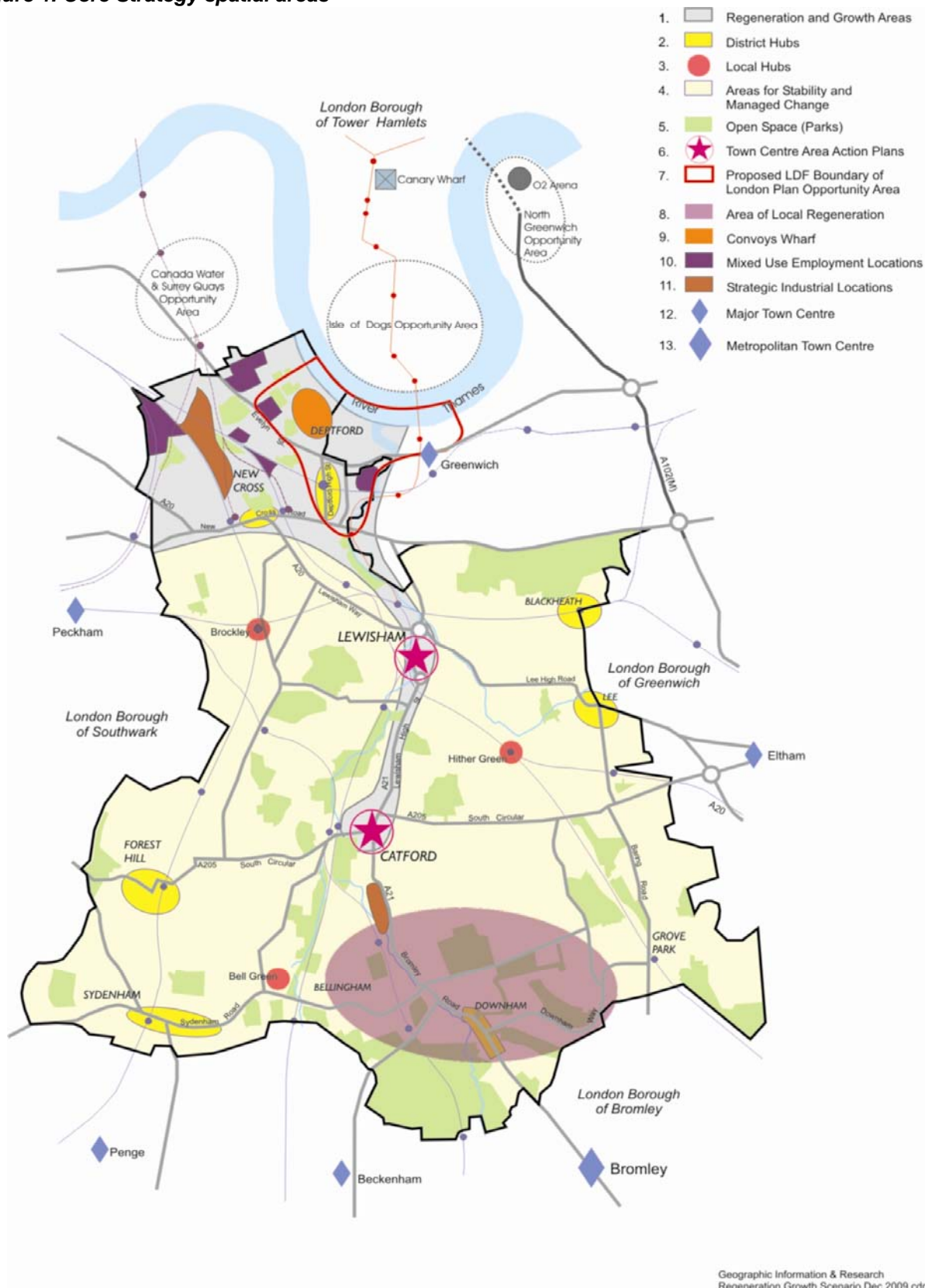
³ NPPF, paragraph 47

⁴ NPPF, paragraph 47

⁵ Adopted by the Council 29 June 2011

Larger scale housing development is focussed within the localities of Lewisham, Catford, Deptford and New Cross (Regeneration and Growth Areas). Smaller scale housing development opportunities arise in certain District town centres (District Hubs) and Neighbourhood local shopping areas (Local Hubs), including their immediate surrounding residential neighbourhoods. A managed approach to development is adopted for other established residential areas throughout the borough (Areas for Stability and Managed Change), including the protection of Conservation Areas, wherever their location. The forecast housing distribution across the borough is shown in Table 1 and the spatial areas are shown in Figure 1.

Figure 1. Core Strategy spatial areas



Geographic Information & Research
Regeneration Growth Scenario Dec 2009.cdr

Table 1 Forecast housing distribution across the borough up till 2025/26⁶

Spatial policy area (location)	Forecast housing provision	%
Regeneration and Growth Areas consisting of:	14,975	82.4%
- Lewisham Town Centre	2,600	14.3%
- Catford Town Centre	1,750	9.6%
- Deptford, New Cross (DNX)	10,625	58.5%
District Hubs ⁷	None specified	
Local Hubs ⁸	600	3.3%
Areas of Stability and Managed Change ⁹	2,590	14.3%
Total	18,165	100%

The Lewisham housing trajectory is provided in Section 9.8 of the Core Strategy and sets out a 15 year housing supply forecast for the borough identifying supply from specific sites for the plan period 2010/11 to 2025/26. This is updated annually in the AMR and extended by one year each time in order to accommodate a supply of housing land for the next 15 years.

The Site Allocations Local Plan and the Lewisham Town Centre Local Plan seek to implement the strategy for housing distribution identified in the Core Strategy by allocating a range of specific sites that are likely to be developed during the lifetime of the plan (2011-2026).

3.2 Lewisham's housing targets and housing land supply

This section takes an in-depth look at Lewisham's anticipated land supply and assesses it against the London Plan housing targets.

3.2.1 London Plan target

London Plan Policy 3.3 sets housing targets for all London Boroughs for the period 2011 to 2021. The policy states boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target, which in the case of Lewisham is 1,105, as shown in Table 2 below. If this target is rolled forward for the 15 year period the borough will be required to accommodate 16,575 new dwellings by 2028/29.

Table 2 Housing target as detailed in the London Plan

Additional homes (net)	Target
Conventional supply (dwellings)	1,088
Non self-contained	17
Vacant dwellings returned to use	0
Annual Total	1,105
5 year target (14/15 – 18/19)	5,525
10 year target (14/15 – 23/24) (rolled forward)	11,050
15 year target (14/15 – 28/29) (rolled forward)	16,575

⁶ As detailed in Section 6 of the Lewisham Core Strategy

⁷ Covering the District Town Centres of Blackheath, Forest Hill, Lee Green , Sydenham, and their immediate surrounding residential neighbourhoods

⁸ Covering Brockley Cross, Hither Green and Bell Green

⁹ Covering the remaining areas of the borough

3.2.2 Housing trajectory 2004/05 – 2028/29

This section considers the anticipated net additional dwellings capable of being delivered each year up till 2028/29 through a housing trajectory.¹⁰ This is followed by an analysis divided into four parts:

- the land supply for the next 15 years (section 3.2.3),
- when previous performance from the last 10 years is taken into account (section 3.2.4),
- an in-depth look at the large sites that form the 5 year housing land supply (section 3.2.5), and
- an in-depth look at the total committed supply for the forthcoming year and years 1 – 5 (section 3.2.6).

Figure 2 shows a housing trajectory that covers the period 2004/05 to 2028/29. It consists of:

- the total net completions from the previous 9 years (shown as blue columns). This includes the net conventional supply of self contained dwellings and non self contained dwellings on large and small sites.
- the anticipated dwellings likely to be built in the future (shown as purple columns). This includes the conventional supply of self contained dwellings on large sites that are under construction, have planning permission, are identified as site allocations in Local Plans or identified as suitable for housing in the SHLAA¹¹. It also includes non self contained dwellings where relevant, although as there are currently no committed schemes in the development pipeline, they have been omitted from this particular housing trajectory. It focuses on the large sites and excludes small sites that are likely to be built in the future (estimated to be 444 dwellings per year, based on historic completions during 2004/05 – 2011/12¹²). Hence the 15 year land supply shown on the housing trajectory is considered to be the minimum supply that will come forward.

Figure 2 Housing trajectory 2004/05 – 2028/29

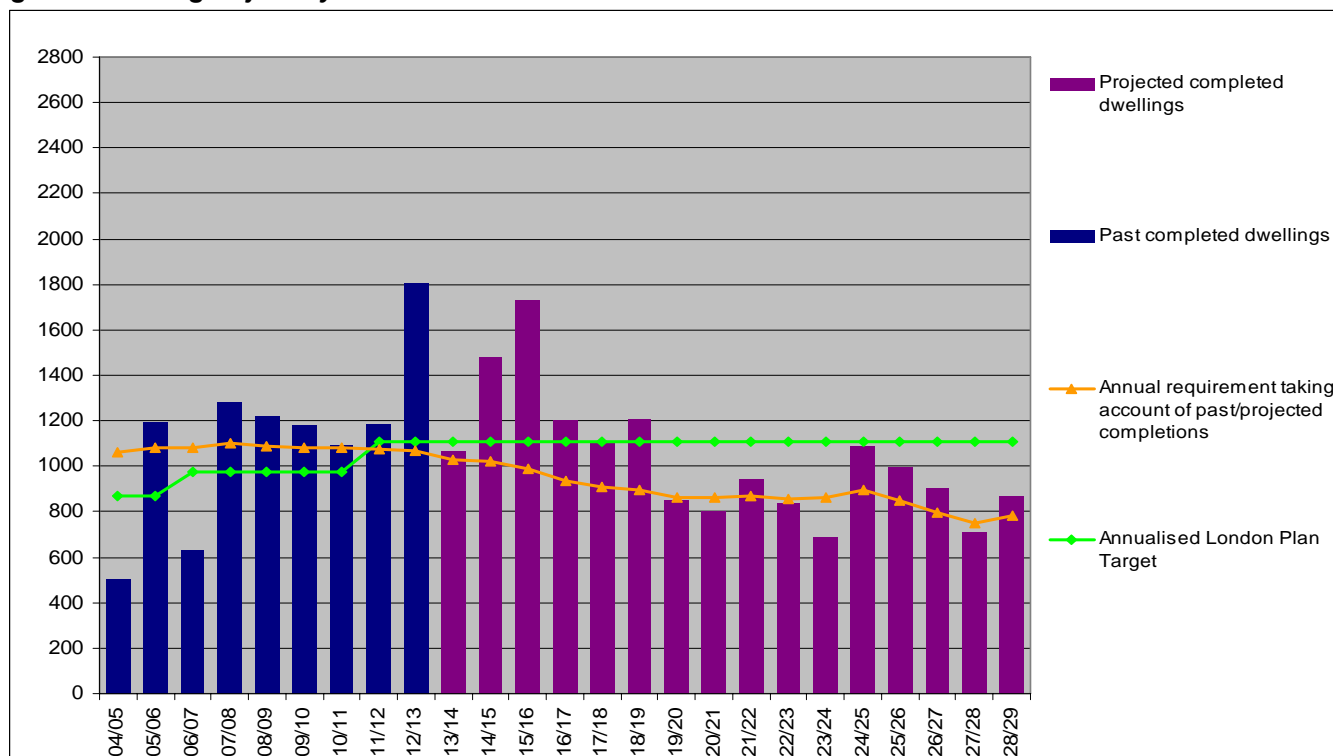


Figure 2 shows:

- that there has been a fluctuating supply of housing completions in the past 9 years, with a peak of 1,805 dwellings completed in 2012/13.
- that a fluctuating amount of dwellings are anticipated to be built during the next 15 years.

¹⁰ In accordance with the requirements outlined in the NPPF, paragraph 47

¹¹ The Council identified the sites then fed them into the 2013 London wide Strategic Housing Land Availability Assessment

¹² Identified in the 2013 London wide SHLAA, Appendix 7

3.2.3 15 year land supply

Table 3 looks at the anticipated dwellings to be built during the next 5 years (2014/15 – 2018/19) (highlighted in orange), 6 – 10 years (2019/20 – 2023/24) and 11 – 15 years (2024/25 – 2028/29).

Table 3 15 year land supply¹³

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29
Anticipated future dwellings	1457	1731	1204	1110	1210	852	825	941	839	691	1091	998	900	711	869
<i>i) For each 5 year period:</i>															
Anticipated future dwellings for each 5 year period	6,712					4,148					4,569				
London Plan Target for each 5 year period	5,525					5,525					5,525				
Number of dwellings above or below 5 year London Plan target	+1,187					-1,377					-956				
<i>ii) Cumulative over 15 years:</i>															
Cumulative anticipated future dwellings	6,712					10,860					15,429				
Cumulative London Plan Target	5,525					11,050					16,575				
Number of dwellings above or below cumulative London Plan target	+1,187					-190					-1,146				

Table 3 shows a total of 15,429 dwellings are anticipated to be built in the next 15 years comprising:

- 6,712 dwellings or an average of 1,342 dwellings per annum in years 1 - 5 (2014/15- 2018/19). This equates to 43% of the housing land supply in the housing trajectory and creates a front loading of sites.
- 4,148 dwellings or an average of 829 dwellings per annum in years 6-10 (2019/20- 2023/24). This equates to 27% of the housing land supply in the housing trajectory.
- 4,569 dwellings or an average of 914 dwellings per annum in years 11-15 (2024/25- 2028/29). This equates to 30% of the housing land supply in the housing trajectory.

Table 3 and Figures 3 and 4 look at the number of dwellings anticipated to be built, when compared firstly against the London Plan target for each 5 year period and then against the cumulative London Plan target.

¹³ Exact figures for years 2004/05 to 2011/12 and anticipated figures for 2013/14 can be found in Table 4.

Figure 3 Anticipated supply compared to the 5 year London Plan target

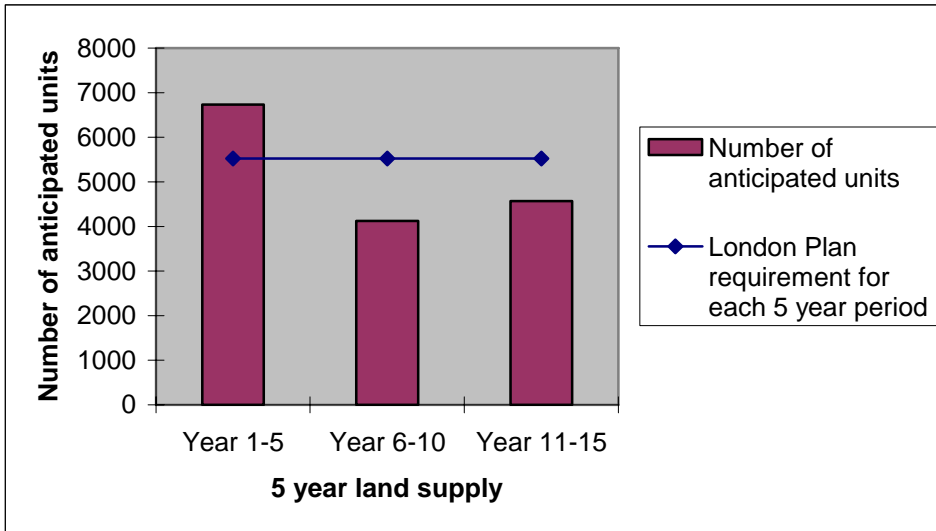


Table 3 and Figure 3 show:

- the 5 year supply is anticipated to develop 6,712 dwellings. This exceeds the 5 year London Plan target (5,525 dwellings) by 1,187 and will result in a 21% oversupply, significantly above the 5% buffer required in the NPPF.
- the supply anticipated for years 6-10 is 4,148 dwellings. This is below the 5 year London Plan target, resulting in a shortfall of 1,377 dwellings.
- the supply anticipated for years 11-15 is 4,569 dwellings. This is below the 5 year London Plan target, resulting in a shortfall of 956 dwellings.

Figure 4 Anticipated cumulative supply compared to the cumulative London Plan target

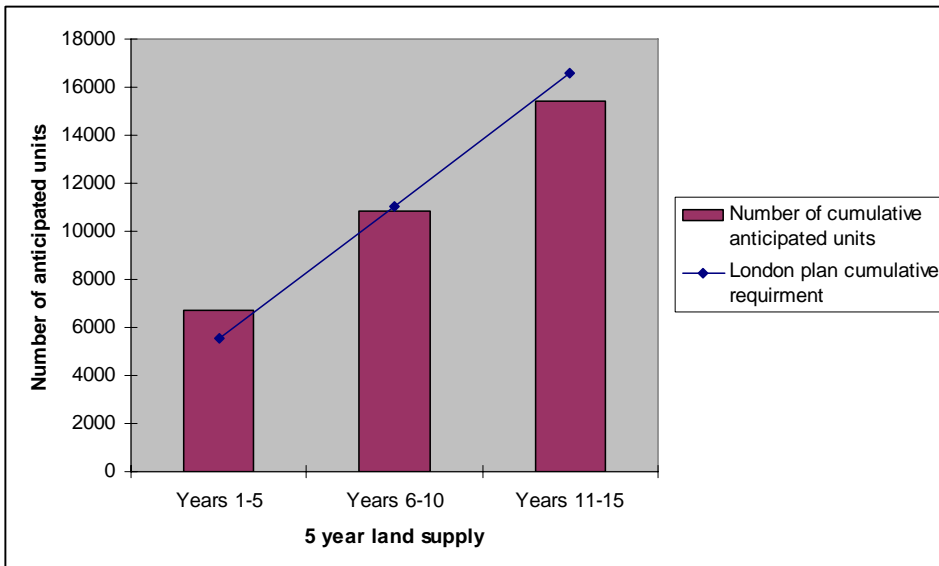


Table 3 and Figure 4 show:

- the cumulative 5 year supply is anticipated to develop 6,712 dwellings. This exceeds the cumulative 5 year London Plan target (5,525 dwellings) by 1,187.
- the cumulative supply by year 10 is 10,860 dwellings. This is below the 10 year cumulative London Plan target (11,050 dwellings), resulting in a shortfall of 190 dwellings.
- the cumulative supply by year 15 is 15,429 dwellings. This is below the 15 year cumulative London Plan target (16,575 dwellings), resulting in a shortfall of 1,146 dwellings.

3.2.4 15 year land supply taking account of past performance

Taking account of past performance is crucial to understanding whether the future anticipated supply contained within the housing trajectory is likely to come forward as planned. Persistent under delivery can lead to a backlog of dwellings which will need to be dealt with during years 1 - 5. Conversely, if completions in the past have been significantly and consistently higher than anticipated, then the number of dwellings to be provided in the next 15 years can be reduced accordingly. Table 4 shows the total net dwellings completed on both large and small sites in the past for the nine year period 2004/05 to 2012/13¹⁴. This longer term view highlights the impact of economic cycles including the most recent economic recession that started in 2008 and therefore provides a robust assessment of past performance.

Table 4 Net additional dwellings completed between 2004/05 to 2012/13

Year	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13
Total net completions	503	1,197	628	1,278	1,223	1,179	1,096	1,188	1,805
Cumulative net completions	503	1,700	2,328	3,606	4,829	6,008	7,104	8,292	10,097
London Plan annual target	870	870	975	975	975	975	975	1,105	1,105
Cumulative London Plan target	870	1,740	2,715	3,690	4,665	5,640	6,615	7,720	8,825
Cumulative completions above/below cumulative London Plan target	-367	-40	-387	-84	+164	+368	+489	+572	+1272

Table 4 shows that during 2004/05 to 2012/13:

- a total of 10,097 dwellings were completed against the London Plan cumulative target (8,825).
- an average of 1,122 per year were completed each year, slightly above the London Plan annual target (1,105).
- cumulatively, there have been 1,272 more dwellings completed than the cumulative London Plan target, creating a 14% oversupply.

Table 5 looks at the anticipated dwellings to be built during years 1 - 5 (2014/15 – 2018/19) (highlighted in orange), 6 – 10 years (2019/20 – 2023/24) and 11 - 15 years (2014/25 – 2028/29) whilst also taking into account the amount of completions that took place in the past 9 years and the anticipated completions for the forthcoming year (2013/14).

Table 5 Land supply taking into account past performance

Year	04/05	13/14	Years 1 – 5				Years 6 – 10					Years 11 – 15					
	- 12/13	13/ 14	14/15 – 18/19				19/20 – 23/24					24/25 – 28/29					
Completed or anticipated future dwellings	10,097	1,066	6,712				4,148					4,569					
Cumulative completions	10,097	11,163	17,875				22,023					26,592					
Cumulative London Plan Target	8,825	9,930	15,455				20,980					26,505					
No. dwellings above/below cumulative London Plan target	+ 1,272	+ 1,233	+ 2,420				+ 1,043					+ 87					
London Plan annual target taking account of past completions	1,071	1,026	1,023	992	935	913	895	863	864	869	859	862	896	848	798	747	782

¹⁴ The NPPG specifies that an assessment of local delivery will be more robust if a longer term view is taken.

Figure 5 looks at the number of dwellings anticipated to be built cumulatively in each 5 year period, when compared against the cumulative London Plan target, having taken account of past performance.

Figure 5 Anticipated cumulative 5 year supply compared to the cumulative London Plan target for each 5 year period (taking account of past performance)

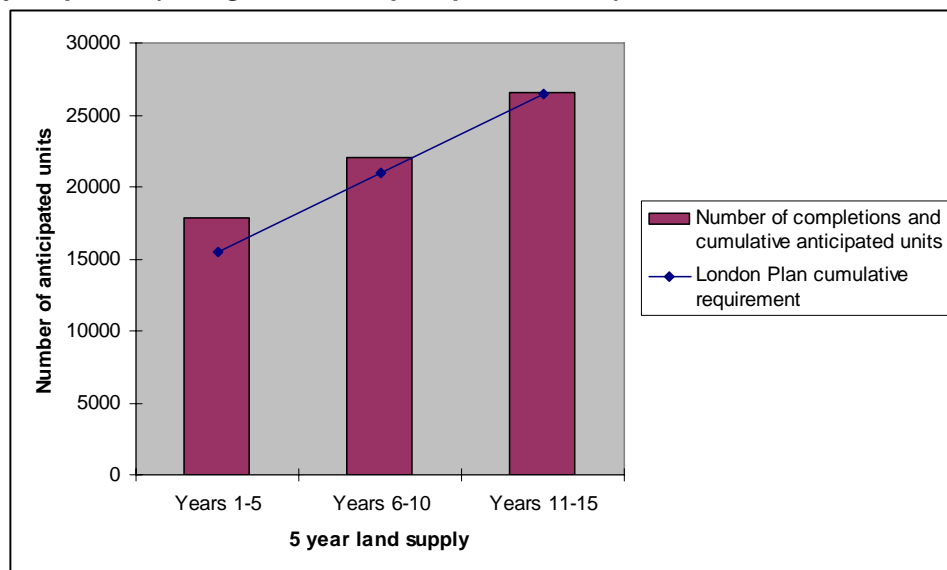


Figure 6 looks at the number of dwellings anticipated to be built on an annual basis and whether it is above or below the cumulative London Plan target, having taken account of past performance.

Figure 6 Number of dwellings above or below cumulative London Plan target (taking account of past performance)

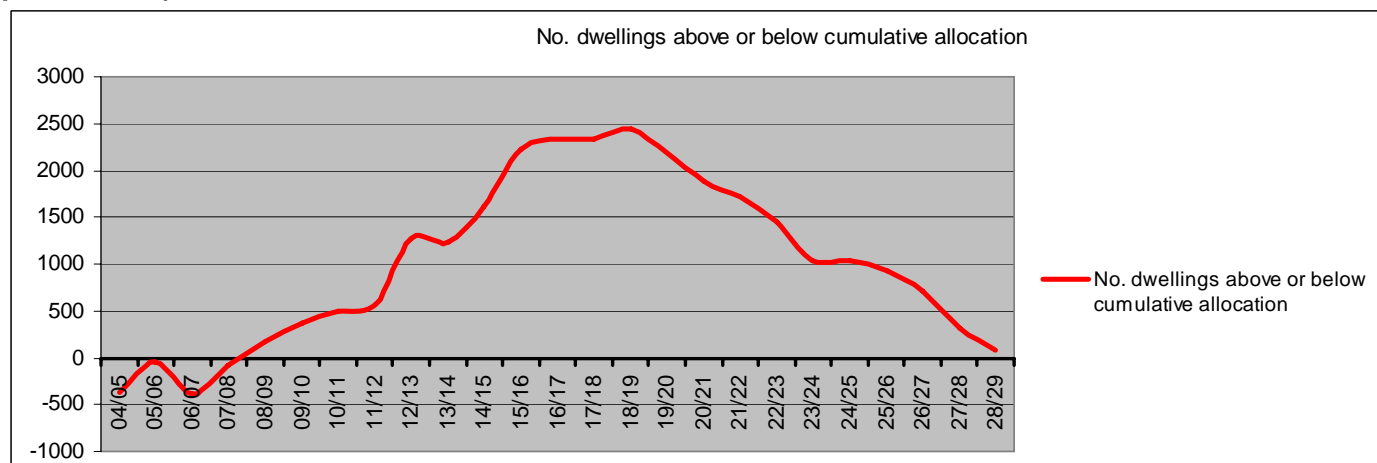


Table 5 and Figures 2, 5 and 6 show that when taking account of past performance in the last 9 years:

- there has been an undersupply of completions prior to 2007/08 compared to the London Plan cumulative target, but an oversupply since then.
- the anticipated dwellings to be built in the future will continue to exceed the cumulative London Plan target by 2,420 dwellings by year 5, 1,043 dwellings by year 10 and 87 dwellings by year 15.
- the oversupply will peak in 2018/19, then fall to a small oversupply of 87 dwellings by 2028/29.
- to compensate for the 14% oversupply that has taken place in the past 9 years and the 43% front loading of dwellings in years 1 - 5, the adjusted annualised London Plan target reduces from a peak of 1,026 in 2013/14 to a low of 747 in 2027/28 (see the orange line in Figure 2).
- the anticipated dwellings to be built in the future will exceed the adjusted annualised London Plan target in 10 out of the 15 years (see Figure 2).

The housing trajectory has been prepared on the basis of the best available information. It must be recognised that most of the sites identified rely on the private sector for implementation and the housing trajectory is not a guarantee that the number of dwellings shown will actually come forward at all or at the time indicated. There may also be changing economic and market conditions over the trajectory period as well as other factors (including changes in national planning policy and development activity in surrounding areas) that will have an impact on the delivery of housing. Conversely, as the housing trajectory only takes into account large sites and excludes small sites in years 1-15, it is expected that the actual number of completions by 2028/29 will exceed those shown in the housing trajectory. This could be a substantial increase given the predicted yearly average of 444 dwellings to be built on small sites in future years, based on a projection of past performance during 2004/05 – 2011/12¹⁵.

3.2.5 A detailed look at the large housing trajectory sites that form the 5 year housing land supply

As stated in the NPPF all local planning authorities are required to identify and maintain a rolling 5 year supply of deliverable land for housing. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of dwellings or sites have long term phasing plans¹⁶.

Table 6 shows the large sites that have been classed as being available, suitable and achievable for housing development within next 1 – 5 years and have therefore been included in the housing trajectory. It encompasses:

- the anticipated number of dwellings to be built on large sites, where planning permissions are expected to be implemented during years 1 – 5 (2014/15 – 2018/19) (see Appendix 2),
- the number of dwellings to be built on large sites that are already under construction and are due to be completed during years 1 – 5 (2014/15 – 2018/19) (see Appendix 4),
- the anticipated number of dwellings to be built on large sites that have been allocated through the Core Strategy, Site Allocations Local Plan and the Lewisham Town Centre Local Plan, that are expected to come forward in the first 5 year period. These may not yet have planning permission but have been subject to pre-application discussions (see Appendix 5).

Some large sites have been excluded from Table 6 including those that have been superseded or fully completed during 2013/14 (see Appendices 6 and 7). Other suitable sites identified in the 2013 London wide SHLAA have also been excluded as all of these sites are anticipated to come forward after 2019/20.

Table 6 shows a strong 5 year housing land supply on large sites whereby the following dwellings are anticipated to be built between 2014/15 and 2018/19:

- a total of 6,712 dwellings on 36 large sites.
- 2,616 dwellings (39%) on 6 sites within 5 strategic site allocations identified in the Core Strategy.
- 1,906 dwellings (28%) on 20 sites allocated in the Site Allocations Local Plan.
- 1,072 dwellings (16%) on 5 site allocated in the Lewisham Town Centre Local Plan.
- 1,118 dwellings (16%) on 5 non allocated sites with planning permission, including estate renewal schemes such as Heathside and Lethbridge, Kender and Excalibur.

These sites create a distribution of new housing that reflects the broad locations for housing growth identified in the Core Strategy.

¹⁵ As identified in the 2013 London wide SHLAA, Appendix 7

¹⁶ NPPF, footnote 11

Table 6 5 year housing delivery on large sites 1 April 2014 to 31 March 2019

AMR 2012/13 - Five year supply 2014/15 to 2018/19 All figures are <u>net</u> additional dwellings for each site. figures are indicative where approval is yet to be granted.					FIVE YEAR SUPPLY 1-5						TOTAL
					1	2	3	4	5	Target 2014-2019	
Housing					14/15	15/16	16/17	17/18	18/19		6712
London Plan Targets (2011)	2011/12 - 2020/21 annual target (rolled forward to 2028/29). Dwellings from all sou				1105	1105	1105	1105	1105	5525	
	Conventional supply				1088	1088	1088	1088	1088	5525	
	Completions from non-self contained (across all wards)				17	17	17	17	17		
Ward	Ward total	Site name/address	Size (ha)**	TOTAL to 2028/29	5 year conventional supply					?	
Blackheath	99	Heathside and Lethbridge (Estate renewal) ^	6.06	355			99			99	99
Brockley	71	Coulgate Street, Brockley Cross (180 Brockley Road)	0.19	20			20			20	71
		120 Tanners Hill	0.54	51		51				51	
Evelyn	1721	Arklow Road MEL	2.24	100					50	50	1721
		Oxestalls Road MEL	4.60	904		70	70	70	280		
		Plough Way (Marine Wharf West) ^	2.83	435	113	113	48	48	322		
		Plough Way (Cannon Wharf, 35 Evelyn Street)	3.58	679	87	87	97	97	465		
		Convoys Wharf, Prince Street	16.96	3514			147	147	294		
		Childers Street (SR House) (Childers St MEL)	0.20	84		84			84		
		Thanet Wharf (Creekside Village East)	0.61	226			113	113	226		
Forest Hill	74	Tyson Road (Rear Christain Fellowship site)	0.91	74	74					74	74
Lewisham Central	1682	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	0.25	30		30				30	1682
		Nightingale Grove, Hither Green (Driving Centre)	0.41	30		30				30	
		Nightingale Grove, Hither Green (No. 35)	0.20	35		35				35	
		Nightingale Grove, Hither Green (Nos. 37 to 43)	0.22	30			30			30	
		Lewisham Gateway	3.80	800	96	96	94	94	105	485	
		Loampit Vale (E&W of Elmira Street) ^	1.84	366	91	182				273	
		58-64 Lee High Road	0.06	14	14					14	
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	415	103	106	103	103		415	
		Former Ladywell Leisure Centre	0.70	120				40	80	120	
Tesco, Conington Road	?	250			100	100	50	250			
New Cross	2005	Kent and Sun Wharf, Creekside	1.40	200			100		100	200	2005
		Giffin Street (Masterplan area)	1.17	310	110	100	100			310	
		Deptford Project (Octavius Street)	0.87	132	132					132	
		Grinstead Road	1.00	199	75	124				199	
		Surrey Canal Triangle (Millwall)	10.74	2365	170	150	150	150	150	770	
		New Cross Gate Retail Park/Sainsbury's site	4.29	200					100	100	
		Kender Estate (Estate renewal Phase 4)	1.36	204	104	100				204	
		Amersham Vale, Former Deptford Green Secondary School	1.10	120	30	60				90	
Rushey Green	622	Catford Greyhound Stadium, Adenmore Road	4.70	593	100	100	97	148	148	593	622
		Former Rising Sun PH, 88 Rushey Green	0.25	29		29			29		
Telegraph Hill	128	111 and 115 Endwell Road, Brockley Cross	0.36	40		20	20			40	128
		New Cross Gate NDC Centre, Besson Street	1.05	68		68				68	
		6 Mantle Road, Brockley Cross	0.12	20		20				20	
Whitefoot	310	Courts, 335-357 Bromley Road	0.53	117	117					117	310
		Excalibur (Estate renewal)	6.17	193	41	76	76			193	
Small sites		Under construction and less than 10 dwellings		?							
TOTAL (large sites)	6712		82.34	13,322	1,457	1,731	1,204	1,110	1,210	6,712	6,712

3.2.6 A detailed look at the total committed supply of housing during the forthcoming year and the next 1 – 5 years

Table 7 shows the total committed housing land supply for the forthcoming year (2013/14) and the first 5 years (2014/15 – 2018/19). This is broken down into:

- the anticipated number of dwellings to be built on both large and small sites, where planning permissions are expected to be implemented prior to 2018/19 (see Appendices 1 and 2),
- the number of dwellings to be built on both large and small sites, for those sites already under construction (see Appendices 3 and 4),
- the anticipated number of dwellings to be built on large sites that have been allocated through the Core Strategy, Site Allocations Local Plan and the Lewisham Town Centre Local Plan, that are expected to come forward in the first 5 year period. These may not yet have planning permission but have been subject to pre-application discussions (see Appendix 5),

Some large and small sites have been excluded from Table 6 including those that have been superseded or fully completed during 2013/14 (see Appendices 6 and 7). Other suitable sites identified in the 2013 London wide SHLAA have also been excluded as all of these sites are anticipated to come forward after 2019/20.

Table 7 Total committed housing land supply for the forthcoming year and years 1 – 5 (2013/14 to 2018/19)

Conventional supply	
Housing commitments - dwellings under construction	
10 dwellings or more (see Appendix 4)	1,368
Less than 10 dwellings (see Appendix 3)	236
Housing commitments - dwellings with planning permission not yet started to be built	
10 dwellings or more (see Appendix 2)	4,451
Less than 10 dwellings (see Appendix 1)	315
Allocated sites	
Allocated large sites that have yet to be granted planning permission but are expected to be developed within years 1-5 (see Appendix 5)	1,959
Total committed land supply 2013/14 – 2018/19	8,329
London Plan target for 2013/14 – 2018/19	6,630
Oversupply	+1,699

Table 7 shows that the total committed land supply for large and small sites for the forthcoming year and years 1-5:

- provides a sufficient number of available, suitable and achievable sites up till 31 March 2019, with 8,329 dwellings.
- exceeds the London Plan for the same period (6,630 dwellings), with a surplus of 1,669 dwellings equivalent to an oversupply of 26%.

4. Risk, monitoring and management of housing delivery

This section considers the progress being made and assesses the level of risk of sites being unimplemented within the forthcoming year (2013/14) or the next 15 years (2014/15 – 2028/29).

4.1 Progress of housing trajectory sites

The large sites shown on the housing trajectory (see Appendix 13) can be subdivided as follows:

- **Strategic site allocations** - the Core Strategy makes 5 strategic site allocations that are central to its achievement. They are located within the Regeneration and Growth Areas and will play a crucial role in place making and enabling a transformation of the wider area. In recognition of their role, and to enable progress as quickly as possible, the development of the strategic sites is promoted directly through the Core Strategy. Appendix 8 shows the progress made towards developing these sites.
- **Allocated sites** – these sites are allocated through the Site Allocations Local Plan and the Lewisham Town Centre Local Plan and will contribute to the delivery of the Core Strategy’s objectives. Appendix 9 shows the allocated sites with planning permission and/or under construction. Appendix 10 shows the allocated sites without planning permission that are forecast to be developed before 2029.
- **Non allocated sites** - these sites are not allocated in Local Plans. Nevertheless it is felt that these sites are suitable for residential development and could come forward for development in the forthcoming year or in the next 15 years. Appendix 11 shows those non allocated sites with planning permission and/or under construction. Appendix 12 shows those non allocated sites without planning permission that have been identified as suitable for housing in the 2013 London wide SHLAA and are forecast to be developed before 2029.

Appendices 8 – 13 identifies a housing supply on 65 large sites, encompassing:

- 7 sites within the 5 strategic site allocations consisting of 8,877 dwellings.
- 37 allocated sites with 4,629 dwellings, of which 1,882 (41%) already have planning permission.
- 20 non allocated sites with 2,989 dwellings, of which 1,780 (60%) already have planning permission.

Appendices 8 – 13 also identifies that the housing supply on 65 large sites will create a spread of development across the borough that reflects the broad locations for housing growth in the Core Strategy and encompasses:

- 26 sites in the Deptford and New Cross with 10,600 dwellings (64% of the total).
- 10 sites in Lewisham Town Centre with 2,599 dwellings (16% of the total).
- 5 sites in Catford Town Centre with 1,672 dwellings (10% of the total).
- 6 sites in District Hubs with 382 dwellings (2% of the total).
- 9 sites in Local Hubs with 284 dwellings (2% of the total).
- 9 sites in Areas of Stability and Managed Change with 958 dwellings (6% of the total).

4.2 Risk assessment

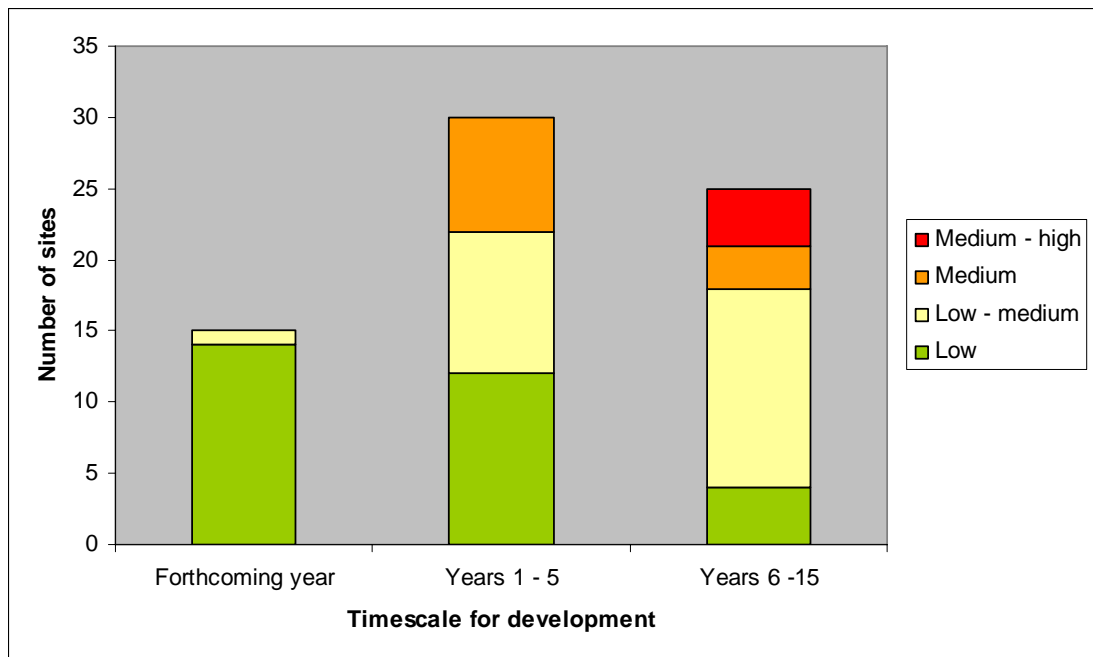
This section considers the risks for each site on the housing trajectory, as identified in Appendices 8 - 12. The sites have been subdivided as shown in Table 8.

Table 8 Risk assessment

Level of risk	Type of site Progress made
Low	<p><u>Sites that are progressing well including:</u></p> <p>A Sites with planning permission that are under construction.</p> <p>B Sites with planning permission that are about to commence development.</p> <p>C Sites that are in the process of negotiating s106 agreements.</p>
Low – medium	<p><u>Sites that are at an early stage and are not currently stalled including:</u></p> <p>D Sites that are in the process of negotiating s73 applications and reserved matters applications.</p> <p>E Sites that have held pre-application discussions.</p> <p>F Allocated sites identified for housing development in the Local Plans.</p>
Medium	<p><u>Sites that are making slower progress than expected including:</u></p> <p>G Sites that have issues that need to be resolved, e.g. development partner, finance, uncommitted funding and/or unresolved infrastructure requirements.</p> <p>H Sites that have currently stalled.</p>
Medium - high	<p><u>Sites that are suitable for residential development but unlikely to be granted planning permission in the short term including:</u></p> <p>I Non allocated sites that have been identified as part of the 2013 London wide SHLAA but have not yet started pre application discussions.</p>

Figure 7 identifies the level of risk in terms of the number of sites being unimplemented whilst Figure 8 identifies the level of risk in terms of the number of residential dwellings being unimplemented.

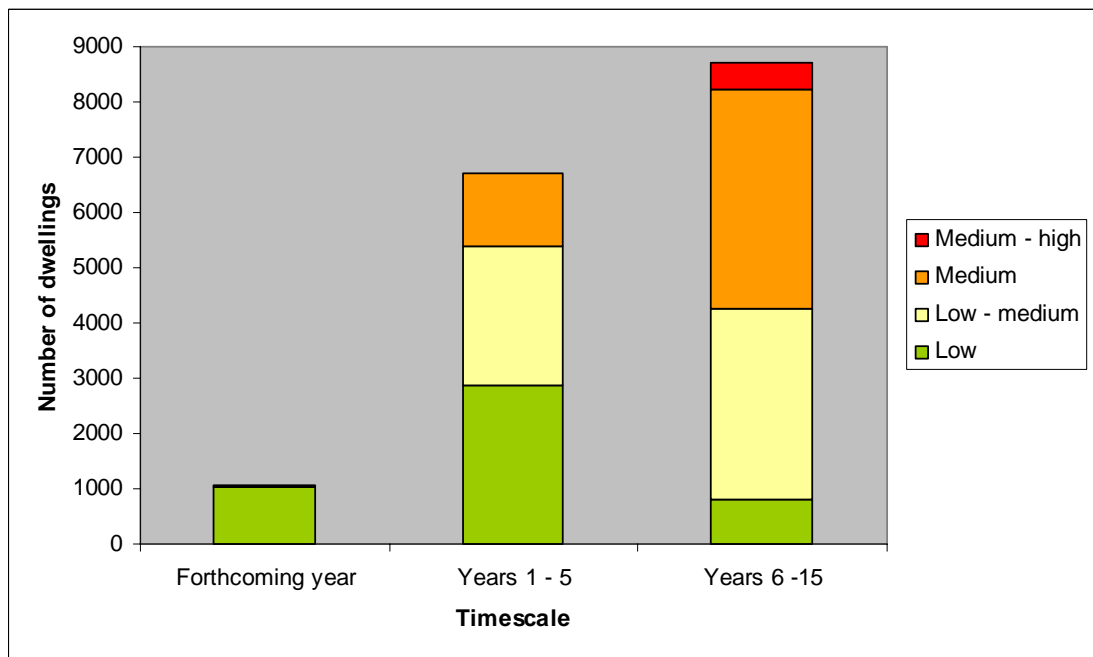
Figure 7 Level of risk by number of sites



Appendices 8 – 12 and Figures 7 – 8 show that in terms of sites:

- all 15 sites phased in the forthcoming year (2013/14) are identified as being at low risk or low – medium risk of being unimplemented.
- the majority of the sites phased during years 1 – 5 (2014/15 - 2018/19) are likely to be implemented with low risk. 8 sites are identified as having a medium risk of being unimplemented within the first 5 years, with the possibility of some delays occurring.
- less certainty exists in the latter years but the majority of the sites phased during years 6-15 (2019/20 – 2028/29) are likely to be implemented. 3 sites are identified as having medium risk and 4 sites are identified as having a medium-high risk of being unimplemented.
- overall, sites identified as being at medium risk and medium-high risk of being unimplemented account for 21% of the large sites.

Figure 8 Level of risk by number of dwellings



Appendices 8 – 12 and Figures 7 - 8 show that in terms of number of dwellings:

- for dwellings phased in the forthcoming year (2013/14), 1,066 are identified as being at low risk or low – medium risk of being unimplemented.
- the majority of the dwellings phased during years 1 - 5 (2014/15 - 2018/19) are likely to be implemented. 1,332 dwellings are identified as having a medium risk of being unimplemented within the first 5 years, with the possibility of some delays occurring.
- less certainty exists in the latter years but the majority of the dwellings phased during years 6-15 (2019/20 – 2028/29) are likely to be implemented. 4,443 dwellings are identified as having a medium risk and medium-high risk of being unimplemented.
- overall, dwellings identified as being at medium risk and medium-high risk of being unimplemented account for 35% of the total dwellings in the housing trajectory.

The reason for assessing the level of risk is to ensure that overall the delivery of the sites is realistic and will come forward in a timely manner. The assessment demonstrates this to be the case.

The main findings from the risk assessment are that:

- there is a high probability that the majority (both in terms of sites and the number of dwellings) will come forward within the timescales planned.
- generally, sites identified as being at low risk of being unimplemented have been phased towards the start of the 15 years, as there is a high level of confidence that these sites will be developed. It is possible that some of the sites could come forward at a slower rate than previously anticipated or be delayed. However, many of these sites are sufficiently large sites that they have been phased to cover a range of years, so delays will push back completions beyond the first 5 year period. Delays in some sites can be compensated by the progression of other sites coming forward ahead of schedule. Furthermore, given the oversupply of 21% during the first 5 years (2013/14 – 2018/19), there is confidence that the 5 year target can still be met.
- generally, sites identified as being at medium risk and medium-high risk have been phased beyond years 1-5 and towards the end of the 15 years. This will provide sufficient time to allow for pre application discussions to take place, for planning permissions to be considered and granted, for site issues to be resolved and for the Council to actively work with developers and other partners to ensure stalled sites are progressed in a timely manner. This will allow those sites identified as being at medium risk and medium-high risk of unimplementation to be implemented within their anticipated timescales.
- overall, due to the range and number of sites planned for development, together with good past performance and the front loading of sites in the first 5 years, it is considered that there is resilience and flexibility in the delivery strategy and that the 5 year housing target can be met.
- whilst no intervention is required at this stage, sites will need to be monitored (especially those identified as being at medium and medium-high risk of unimplementation) to ensure an adequate and realistic housing land supply is maintained in the future.

4.3 Engaging with house builders and other key stakeholders

Before finalising the housing trajectory, Council officers in the Planning Policy team liaised with Development Management planners, Strategic Housing colleagues (to account for those schemes delivering affordable housing) and the applicant/developer of selected sites to confirm that phasing as indicated is in line with recent or anticipated site activity. Site visits are also carried out to monitor progress on an annual basis. This particularly relates to those sites included within the 5 year supply. Regular discussions are held with a group known as the Lewisham Housing Association Group (LEWHAG). This is attended by those housing associations and registered housing providers who have an interest within the borough.

The Council proactively encourages pre-application discussions with potential applicants to ensure all the necessary discussions and policy considerations are undertaken prior to the submission of a planning application. This can include the applicant undertaking community involvement and presentations of the proposed scheme to the [Lewisham Design Review Panel](#). Major schemes forecast to commence in the next 5 to 8 years are encouraged to enter into pre-application discussions with the Council.

4.4 Monitoring and management actions

The Council adopts a plan, monitor, manage approach. Where actual performance compared with the housing trajectory is within the acceptable ranges (for example at least 5%) and future performance is still expected to achieve the rates set out in the trajectory, there may be no need for specific management actions at that time.¹⁷

The Council, through annual updates of the Housing Implementation Strategy and the Annual Monitoring Report, will carefully monitor the sites in the 15 year land supply, especially those identified in Appendices 8 -12 as being of medium risk of being unimplemented (sites that are making slower progress than expected) and medium – high risk of being unimplemented (unallocated sites unlikely to be granted planning permission in the short term). The Council will continue to monitor actual supply against the forecast in the housing trajectory on a rolling 5 year basis. The Council will take appropriate actions where it is found that actual supply across a rolling 5 year period is forecast to be *significantly* less (20%) than the London Plan housing target.¹⁸

This assessment shows that there is anticipated to be a small oversupply of 87 dwellings from large sites by 2028/29 compared to the cumulatively London Plan target. The supply of small sites (estimated to be 444 dwellings based on past projections) will likely boost the supply further. In addition, with an estimated 6,712 dwellings likely to come forward in years 1-5 (equivalent of a 21% oversupply compared to the London Plan housing target) and with only 20% of these estimated to be at a medium risk of being unimplemented, there is confidence that there will be an adequate 5 year housing land supply.

No compensating actions are needed at this stage but monitoring should continue on an annual basis. Should future monitoring demonstrate that actual completions are significantly less than the anticipated dwellings to be built, the Council will consider carrying out the following actions in order to boost the supply of housing land:

- surveying and meeting house builders/landowners to identify causes of supply problems.
- comparing performance with comparative authorities to see if problems are specific or generic.
- reviewing the 5 year housing land supply and re-phasing sites to a latter date in subsequent housing trajectories, if necessary.
- reviewing the supply of sites and identifying new sites through the SHLAA, if necessary.
- amending the adopted Core Strategy and other adopted Local Plans accordingly, or preparing new Local Plans, where a need to bring forward alternative sites for development is identified.

4.5 Summary

In line with the NPPF the Council has sought to minimise its reliance on large windfall sites as all major land development opportunities within the borough form part of the forecast supply. The Council will therefore continue to emphasise the criticality of these schemes to key decision makers so that the conditions are in place to maximise housing supply.

¹⁷ NPPF, paragraph 47

¹⁸ NPPF, paragraph 47

APPENDIX 1 Dwellings with planning permission (less than 10) as at 31 March 2013¹⁹

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
08/68730	97	Honor Oak Park	SE23 3LB	FOREST HILL	31/10/2011	0.140	1	6	5	5	Not yet started
08/68743	Land At Rear Of 97	Honor Oak Park	SE23 3LB	FOREST HILL	19/07/2012	0.071		2	2	2	Not yet started
08/69872	223-225	Lewisham High Street	SE13 6LY	LEWISHAM CENTRAL	08/04/2011	0.073		9	9	9	Not yet started
09/71188	35	David's Road	SE23 3EP	FOREST HILL	13/05/2011	0.012		2	2	2	Not yet started
09/71700	365-367	Stanstead Road	SE6 4TZ	RUSHEY GREEN	19/01/2011	0.014		2	2	2	Not yet started
09/72245	16	Coulgate Street	SE4 2RW	BROCKLEY	29/03/2012	0.043		9	9	9	Not yet started
09/72662	22a-24	Sydenham Road	SE26 5QW	SYDENHAM	09/03/2011	0.120		9	9	9	Not yet started
09/72883	7-9	Tanners Hill	SE8 4PJ	BROCKLEY	20/12/2010	0.020		3	3	3	Not yet started
09/73121	97 - 103	Florence Road	SE14 6QL	BROCKLEY	03/06/2010	0.089		9	9	9	Not yet started
09/73230	Former Our Lady Of Lourdes Rc Infant School	Cedars Close	SE13 5DZ	BLACKHEATH	27/07/2011	0.440	1	9	8	8	Not yet started
10/73423	Land To Rear Of 189-191	Perry Hill	SE6 4HD	BELLINGHAM	01/11/2010	0.119		3	3	3	Not yet started
10/73432	Land To Rear Of 122	New Cross Road	SE14 5BA	TELEGRAPH HILL	20/12/2010	0.066		5	5	5	Not yet started
10/73461	5	Bromley Road	SE6 2TS	RUSHEY GREEN	13/04/2010	0.005		3	3	3	Not yet started
10/73539	Land To The Rear Of Hammersley House	Pomeroy Street	SE14 5BH	TELEGRAPH HILL	25/11/2010	0.034		8	8	8	Not yet started
10/73571	22-23	Herschell Road	SE23 1EG	CROFTON PARK	05/08/2011	0.049		1	1	1	Not yet started
10/73590	39	Kangley Bridge Road	SE26 5BA	BELLINGHAM	23/04/2010	0.032		1	1	1	Not yet started
10/73625	60	Pepys Road	SE14 5SD	TELEGRAPH HILL	19/04/2010	0.013		1	1	1	Not yet started
10/73734	10 – 12	London Road	SE23 3HF	FOREST HILL	05/05/2010	0.022		4	4	4	Not yet started
10/73774	43 - 48 Fairlawn Mansions	New Cross Road	SE14	TELEGRAPH HILL	16/12/2011	0.009		2	2	2	Not yet started

¹⁹ Appendix 1 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
10/73989	7	Kent House Road	SE26 5LN	SYDENHAM	07/06/2010	0.004		1	1	1	Not yet started
10/74346	'Tree Tops' 2	The Hermitage	SE23 3QD	FOREST HILL	13/07/2010	0.116	1	1	0	0	Not yet started
10/74357	167-171	Lewisham Road	SE13 7PY	BLACKHEATH	14/07/2010	0.035		1	1	1	Not yet started
10/74402	37	Abernethy Road	SE13 5QJ	LEE GREEN	25/08/2010	0.011		1	1	1	Not yet started
10/74484	481-483	Downham Way	BR1 5HU	DOWNHAM	26/07/2010	0.063		5	5	5	Not yet started
10/74729	14	Castleton Road	SE9 4BX	GROVE PARK	19/11/2010	0.019		1	1	1	Not yet started
10/74790	19b	Peak Hill Gardens	SE26 4LE	SYDENHAM	13/09/2010	0.009	1	2	1	1	Not yet started
10/74888	Hayward House, 329	Baring Road	SE12 0DZ	GROVE PARK	08/09/2010	0.000		1	1	1	Not yet started
10/74907	St Cyprians Church Hall, 294 1/2	Brockley Road	SE4 2RA	LADYWELL	28/07/2011	0.067		9	9	9	Not yet started
10/74995	Site Of 'The Haven' & 'Betuna'	Grove Park Road	SE9 4NU	GROVE PARK	04/02/2011	0.078	2	0	-2	-2	Not yet started
10/75060	278-280	Kirkdale	SE26 4RS	SYDENHAM	22/09/2010	0.014		7	7	7	Not yet started
10/75138	Garages Rear Of 18-24	Westdown Road	SE6	RUSHEY GREEN	19/10/2010	0.107		7	7	7	Not yet started
10/75292	Land To Side Of 62	Westbourne Drive	SE23 2UN	PERRY VALE	14/07/2011	0.043		1	1	1	Not yet started
10/75312	43	Davenport Road	SE6 2AY	RUSHEY GREEN	03/05/2011	0.018	1	3	2	2	Not yet started
10/75323	31	Gillian Street	SE13 7AJ	LADYWELL	22/11/2010	0.037		1	1	1	Not yet started
10/75410	Garage To Side Of 10	Malyons Road	SE13 7XG	LADYWELL	08/02/2011	0.007		1	1	1	Not yet started
10/75510	77	Burnt Ash Hill	SE12 0AQ	GROVE PARK	14/12/2010	0.063	1	6	5	5	Not yet started
10/75529	Land To Rear Of 60 – 66	Taunton Road	SE12 8PB	LEE GREEN	24/03/2011	0.068		1	1	1	Not yet started
10/75666	63	Paragon Place	SE3 0SP	BLACKHEATH	24/02/2011	0.016	2	1	-1	-1	Not yet started
10/75821	48-48a	Springbank Road	SE13 6SN	LEWISHAM CENTRAL	07/03/2011	0.011		1	1	1	Not yet started
10/76083	424	New Cross Road	SE14 6TY	BROCKLEY	14/02/2011	0.025	1	2	1	1	Not yet started
10/76186	195	Stanstead Road	SE23 1HP	CROFTON PARK	28/06/2011	0.007	1	2	1	1	Not yet started
10/76219	144a	Deptford High	SE8 3PQ	EVELYN	18/07/2011	0.009		2	2	2	Not yet started

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
		Street									
10/76223	Land Rear Of 154-156	Deptford High Street	SE8 3PQ	EVELYN	30/05/2012	0.008		1	1	1	Not yet started
11/76277	20	Musgrove Road	SE14 5PW	TELEGRAPH HILL	10/05/2011	0.021	1	3	2	2	Not yet started
11/76348	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	BLACKHEATH	22/07/2011	0.015		1	1	1	Not yet started
11/76368	358	Verdant Lane	SE6 1TP	WHITEFOOT	29/03/2011	0.008		1	1	1	Not yet started
11/76379	136	Tanners Hill	SE8 4QD	BROCKLEY	20/12/2011	0.093		9	9	9	Not yet started
11/76435	14	Meliot Road	SE6 1RY	WHITEFOOT	13/04/2011	0.024	1	1	0	0	Not yet started
11/76437	93-95	Rushey Green	SE6 4AF	RUSHEY GREEN	07/04/2011	0.048	2	9	7	7	Not yet started
11/76501	82	Manor Park	SE13 5RL	LEE GREEN	21/06/2011	0.029	1	3	2	2	Not yet started
11/76627	3	New Cross Road	SE14 5DS	NEW CROSS	18/08/2011	0.034	2	3	1	1	Not yet started
11/76643	Rear Of 79	Cranston Road	SE23 2EZ	PERRY VALE	21/04/2011	0.012		1	1	1	Not yet started
11/76704	10	Tressillian Road	SE4 1YE	BROCKLEY	12/10/2011	0.029	1	3	2	2	Not yet started
11/76778	9a	Lutwyche Road	SE6 4EP	PERRY VALE	13/06/2011	0.041		5	5	5	Not yet started
11/76804	Land To Rear Of 40 & 42	Canonbie Road	SE23 3AP	FOREST HILL	13/05/2011	0.025		3	3	3	Not yet started
11/76822	85	Bellingham Road	SE6 2PW	CATFORD SOUTH	20/04/2011	0.035	1	3	2	2	Not yet started
11/76862	33	Sydenham Park	SE26 4DW	FOREST HILL	17/05/2011	0.003		1	1	1	Not yet started
11/77106	67	Arbuthnot Road	SE14 5NP	TELEGRAPH HILL	12/07/2011	0.024	1	2	1	1	Not yet started
11/77112	2	Elswick Road	SE13 7SR	LADYWELL	21/06/2011	0.112		7	7	7	Not yet started
11/77124	33	Beadnell Road	SE23 1AA	CROFTON PARK	08/06/2011	0.085		5	5	5	Not yet started
11/77209	24	Catford Hill	SE6 4PX	RUSHEY GREEN	01/11/2011	0.010	1	3	2	2	Not yet started
11/77223	1 - 5	Mercy Terrace	SE13 7UX	LADYWELL	31/05/2012	0.013	1	3	2	2	Not yet started
11/77226	Land At The Rear Of 237	Brownhill Road	SE6 1AA	RUSHEY GREEN	30/05/2012	0.007		1	1	1	Not yet started
11/77230	Rear Of 1	Dartmouth Grove	SE10 8AR	BLACKHEATH	13/09/2011	0.023		1	1	1	Not yet started
11/77353	100	New Cross Road	SE14 5BA	TELEGRAPH HILL	26/08/2011	0.016	1	3	2	2	Not yet started

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
11/77394	41 - 43	Nightingale Grove	SE13 6HE	LEWISHAM CENTRAL	27/03/2012	0.091		7	7	7	Not yet started
11/77424	The Sydney Arms,122	Lewisham Road	SE13 7NL	LEWISHAM CENTRAL	30/03/2012	0.017		7	7	7	Not yet started
11/77441	69-73	Lausanne Road	SE15 2HY	TELEGRAPH HILL	08/09/2011	0.075		2	2	2	Not yet started
11/77443	Land Adjoining 196	Brockley Road	SE4 2SU	BROCKLEY	21/07/2011	0.027		5	5	5	Not yet started
11/77513	Rear Of 45-47	Honor Oak Park	SE23 1EA	CROFTON PARK	20/12/2011	0.010		1	1	1	Not yet started
11/77521	121	Lewisham High Street	SE13 6AT	LEWISHAM CENTRAL	10/01/2012	0.006		3	3	3	Not yet started
11/77524	5 Sandhurt Market	Sandhurst Road	SE6 1UP	CATFORD SOUTH	28/07/2011	0.012	1	2	1	1	Not yet started
11/77750	55	Belmont Hill	SE13 5AX	BLACKHEATH	12/09/2011	0.017	1	2	1	1	Not yet started
11/77757	1	Friendly Street	SE4 1UY	BROCKLEY	23/08/2011	0.054		1	1	1	Not yet started
11/77871	307	Sydenham Road	SE26 5EW	SYDENHAM	06/09/2011	0.007	1	2	1	1	Not yet started
11/77927	96a	St Asaph Road	SE4 2EL	TELEGRAPH HILL	30/03/2012	0.114		4	4	4	Not yet started
11/78004	37	Jerningham Road	SE14 5NQ	TELEGRAPH HILL	21/12/2011	0.041		4	4	4	Not yet started
11/78041	1	Revelon Road	SE4 2PN	TELEGRAPH HILL	22/02/2012	0.006		1	1	1	Not yet started
11/78155	143	Bromley Road	SE6 2NZ	CATFORD SOUTH	05/12/2011	0.050	1	4	3	3	Not yet started
11/78190	13	Harefield Mews	SE4 1LP	BROCKLEY	14/10/2011	0.007		1	1	1	Not yet started
11/78422	49	Brockley Rise	SE23 1JG	CROFTON PARK	18/11/2011	0.020		1	1	1	Not yet started
11/78495	359	Brockley Road	SE4 2AG	CROFTON PARK	27/03/2012	0.006		1	1	1	Not yet started
11/78513	25	Tanners Hill	SE8 4PJ	BROCKLEY	04/01/2012	0.010	1	1	0	0	Not yet started
11/78550	6	Clifton Rise	SE14 6JP	NEW CROSS	07/12/2011	0.007		1	1	1	Not yet started
11/78614	51	Gosterwood Street	SE8 5NZ	EVELYN	27/03/2012	0.013		1	1	1	Not yet started
11/78645	Land Adjoining 3	Blythe Hill	SE6	CROFTON PARK	18/01/2012	0.032		1	1	1	Not yet started
11/78716	24	Ommaney Road	SE14 5NT	TELEGRAPH HILL	19/03/2012	0.023	1	2	1	1	Not yet started
11/78739	58-64	Brockley Rise	SE23 1LN	CROFTON PARK	03/01/2012	0.032	4	9	5	5	Not yet started
11/78741	Rear Of 41-43	Springbank Road	SE13 6SN	LEWISHAM CENTRAL	14/11/2012	0.019		6	6	6	Not yet started

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
11/78857	8 - 12 (Even)	Perry Vale	SE23 2LD	PERRY VALE	13/01/2012	0.026	4	8	4	4	Not yet started
11/78977	457	New Cross Road	SE14 6TA	NEW CROSS	06/03/2012	0.017	1	4	3	3	Not yet started
11/79120	Unit 2 , Catalpa Court	Park Piazza	SE13 6TG	LEWISHAM CENTRAL	15/03/2012	0.045		4	4	4	Not yet started
12/79188	130	New Cross Road	SE14 5BA	TELEGRAPH HILL	17/12/2012	0.026	1	2	1	1	Not yet started
12/79251	110	Arica Road	SE4 2PS	TELEGRAPH HILL	26/03/2012	0.009		1	1	1	Not yet started
12/79331	Rear Of 163	Kirkdale	SE6 4QJ	FOREST HILL	18/09/2012	0.010		1	1	1	Not yet started
12/79498	19	Marischal Road	SE13 5LE	LEWISHAM CENTRAL	14/12/2012	0.029	1	5	4	4	Not yet started
12/79501	79a	Mayow Road	SE26 4AA	PERRY VALE	13/11/2012	0.018	1	2	1	1	Not yet started
12/79749	69	Chudleigh Road	SE6 1JX	LADYWELL	16/05/2012	0.014		1	1	1	Not yet started
12/79885	243	Lewisham Way	SE4 1XF	BROCKLEY	02/08/2012	0.023	4	5	1	1	Not yet started
12/79901	6 Sandhurst Parade	Sandhurst Road	SE6 1DL	CATFORD SOUTH	25/07/2012	0.010	1	2	1	1	Not yet started
12/79904	1-2	Patrol Place	SE6 4JE	RUSHEY GREEN	03/07/2012	0.016		3	3	3	Not yet started
12/80005	114	Hither Green Lane	SE13 6QA	LEWISHAM CENTRAL	13/06/2012	0.006	1	2	1	1	Not yet started
12/80076	140	New Cross Road	SE14 5BA	TELEGRAPH HILL	17/07/2012	0.008	1	2	1	1	Not yet started
12/80128	37-42	New Cross Road	SE14 5PJ	TELEGRAPH HILL	04/09/2012	0.014		2	2	2	Not yet started
12/80247	3	Rutland Park	SE6 4LH	BELLINGHAM	09/01/2013	0.004		1	1	1	Not yet started
12/80365		Lee Terrace	SE3 9TB	BLACKHEATH	30/01/2013	0.006		1	1	1	Not yet started
12/80394	39	Honor Oak Road	SE23 3SH	FOREST HILL	02/11/2012	0.019		4	4	4	Not yet started
12/80538	Imperial Works (Former Rh Adams Ltd Site)	Hindsley's Place	SE23 2NQ	PERRY VALE	11/09/2012	0.036		6	6	6	Not yet started
12/80574	29	Perry Vale	SE23 2NE	PERRY VALE	09/08/2012	0.005	1	2	1	1	Not yet started
12/80588	Land At 212	Mayeswood Road	SE12 9SB	GROVE PARK	21/09/2012	0.012		1	1	1	Not yet started
12/80688	Garages Adjacent To 16	Thorpewood Avenue	SE26 4BX	FOREST HILL	24/08/2012	0.025		1	1	1	Not yet started
12/80714	246	Lewisham High Street	SE13 6JU	LEWISHAM CENTRAL	09/01/2013	0.085		1	1	1	Not yet started

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
12/80741	101-103	Endwell Road	SE4 2NF	TELEGRAPH HILL	25/09/2012	0.011	2	4	2	2	Not yet started
12/80828	122	Loampit Vale	SE13 7SN	LADYWELL	18/10/2012	0.011	1	3	2	2	Not yet started
12/80887	4	Barmeston Road	SE6 3BH	CATFORD SOUTH	18/02/2013	0.019		2	2	2	Not yet started
12/81047	144	Dartmouth Road	SE26 4QZ	FOREST HILL	04/02/2013	0.015		2	2	2	Not yet started
12/81158	57	Cranbrook Road	SE8 4EJ	BROCKLEY	17/10/2012	0.021		1	1	1	Not yet started
12/81309		Ladywell Road	SE13 7UW	LEWISHAM CENTRAL	12/11/2012	0.028		1	1	1	Not yet started
12/81486	270	Brockley Road	SE4 2SF	LADYWELL	04/12/2012	0.022		2	2	2	Not yet started
12/81526	127	Rushey Green	SE6 4AA	RUSHEY GREEN	26/11/2012	0.015		2	2	2	Not yet started
12/81649	105	Brownhill Road	SE6 4AF	RUSHEY GREEN	20/03/2013	0.002		1	1	1	Not yet started
12/81668		Dermoddy Road	SE13 5HB	LEE GREEN	19/12/2012	0.015		1	1	1	Not yet started
12/82200	139	Brookmill Road	SE8 4JH	LEWISHAM CENTRAL	12/02/2013	0.015		3	3	3	Not yet started
Total							54	369	315	315	

APPENDIX 2 Dwellings with planning permission (10 or more) as at 31 March 2013²⁰

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
06/62788	36 – 56	Lee High Road	SE13 5PT	LEWISHAM CENTRAL	21/05/2008	0.080		22	22	0	Not yet started
06/62375	Lewisham Gateway Site	Lewisham High Street	SE13	LEWISHAM CENTRAL	08/05/2009	3.350		800	800	485	Not yet started
07/67276	Former Catford Greyhound Stadium	Adenmore Road	SE6 4RJ	RUSHEY GREEN	30/01/2009	4.260		593	593	593	Not yet started
08/68448	New Cross Gate NDC Centre	Besson Street	SE14 5AS	TELEGRAPH HILL	18/03/2009	0.900	105	173	68	68	Not yet started
08/68523	Cannon Wharf, Business Centre, 35	Evelyn Street	SE8 5RT	EVELYN	30/03/2012	1.249		679	679	465	Not yet started
09/71953	Land Rear Of Christian Fellowship Centre, 15 - 17a	Tyson Road	SE23 3AA	FOREST HILL	22/04/2010	0.922	3	77	74	74	Not yet started
12/81169	Heathside & Lethbridge Estate	Blackheath Hill	SE10	BLACKHEATH	22/03/2010	5.151		355 remaining	355	99	Not yet started
09/73064	58 - 64	Lee High Road	SE13 5PT	LEWISHAM CENTRAL	02/08/2010	0.062		14	14	14	Not yet started
09/73189	Crown, New Baltic, Park, Bridge And Victoria Wharves	Oxestalls Road	SE8	EVELYN	30/03/2012	3.026	1	905	904	280	Not yet started
10/73730	Bond House	Goodwood Road	SE14 6BL	NEW CROSS	21/03/2012	0.159		78	78	78	Not yet started
10/74143	Boones Almshouses	Belmont Park	SE13 5BL	LEWISHAM CENTRAL	30/03/2012	0.650	30	88	58	58	Not yet started
10/74455	Former Rising Sun P.H. 88	Rushey Green	SE6 4HW	RUSHEY GREEN	12/11/2010	0.189		29	29	29	Not yet started
10/75331	Neptune Works, Site Of Parkside House Buildings And Adjacent	Grinstead Road	SE8	EVELYN	30/03/2012	0.580		199	199	199	Not yet started
10/75973	Excalibur Estate Regeneration Area,	Baudwin Road	SE6	WHITEFOOT	30/03/2012	6.154	178	371	193	193	Not yet started

²⁰ Appendix 2 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
10/76005	Loampit Vale, Thurston Road Industrial Estate, West of	Jerrard Street	SE13 7SH	LEWISHAM CENTRAL	27/03/2012	0.791		415	415	415	Not yet started
11/76357	Surrey Canal Triangle To The North Of	Surrey Canal Road	SE14	NEW CROSS	30/03/2012	6.539	7	2,372	2,365	770	Not yet started
11/77408	7-17	Yeoman Street	SE8 5DT	EVELYN	30/03/2012	0.073		33	33	33	Not yet started
11/77418	New Cross Gate Station Site, 29, 23-27	Goodwood Road	SE14 6AR	NEW CROSS	16/03/2012	0.585		148	148	148	Not yet started
11/77530	Site Of Former Clifton Medical Centre, Marlowe Business Centre, 23-27	Clifton Rise & Batavia Road	SE14	NEW CROSS	19/03/2012	0.370		114	114	114	Not yet started
11/78175	Deptford Project, Land Fronting Deptford High Street, Together With The Car Park	Octavius Street	SE8	NEW CROSS	08/03/2012	0.382		132	132	132	Not yet started
12/79828	Phase 4 Kender Triangle	Queens Road	SE14	NEW CROSS	18/03/2013	1.746		204	204	204	Not yet started
Total							324	7,801	7,477	4,451	

APPENDIX 3 Dwellings under construction (less than 10) as at 31 March 2013²¹

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
0150234	88	Deptford High Street	SE8 4RG	NEW CROSS	09/05/2003	0.008	1	2	1	1	December 2005
0252951	Rear Of 19-27	Ringmore Rise	SE23 3DF	FOREST HILL	02/05/2003	0.000		1	1	1	June 2005
04/56497	Rear Of 195	Brockley Road	SE4 1LP	BROCKLEY	26/08/2005	0.010		1	1	1	January 2006
04/57015	73	Deptford High Street	SE8 4AA	NEW CROSS	24/01/2005	0.018		3	3	3	February 2010
05/60401	Land Rear Of 11 11a 13 13a 15 15a 17 17a &19	Peak Hill Avenue	SE26 4LG	SYDENHAM	17/05/2007	0.017		1	1	1	June 2010
07/66473	Garages On Land Between 72-80	Geoffrey Road	SE4 1NT	BROCKLEY	14/08/2008	0.068		9	9	9	May 2011
07/66814	The Rutland Arms Public House, 55	Perry Hill	SE6 4LF	BELLINGHAM	20/03/2008	0.038		9	9	9	September 2010
07/66995	116	Wood Vale	SE23 3EB	FOREST HILL	19/11/2007	0.010	2	3	1	1	December 2007
08/68447	11	Tewkesbury Avenue	SE23 3DG	FOREST HILL	02/06/2008	0.032	1	1	0	0	May 2011
08/68566	91	Ronver Road	SE12 0NL	GROVE PARK	23/05/2008	0.017		2	2	2	January 2012
08/68617	314	Brownhill Road	SE6 1AX	CATFORD SOUTH	30/05/2008	0.048	1	6	5	5	June 2010
08/68951	Rear Of 104	Deptford High Street	SE8 4NS	NEW CROSS	15/07/2009	0.011		6	6	6	September 2012
08/69263	Land To The Side Of 4	Redberry Grove	SE26 4DA	FOREST HILL	06/02/2009	0.041		1	1	1	November 2012
08/69268	12	Hildenborough Gardens	BR1 4NU	DOWNHAM	04/09/2008	0.013		1	1	1	May 2011
08/69286	1	Manor Mount	SE23 3PY	FOREST HILL	14/10/2008	0.076	1	5	4	4	November 2009
08/69816	159-161	New Cross Road	SE14 5DG	NEW CROSS	10/11/2008	0.010	2	7	5	5	December 2008
08/70446	71	Dennetts Road	SE14 5LJ	TELEGRAPH HILL	15/04/2009	0.020	2	3	1	1	April 2012
08/70576	17	Pearcefield Avenue	SE23 3EU	FOREST HILL	28/04/2009	0.012		1	1	1	June 2010

²¹ Appendix 3 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-5	Of which net dwellings within forthcoming year and years 1-5	Construction started
09/71071	8	Parkfield Road	SE14 6QB	BROCKLEY	29/10/2009	0.044		2	2	2	October 2012
09/71073	Site Of Garages Adjacent 2	Winterbourne Road	SE6 4UQ	RUSHEY GREEN	28/04/2009	0.010		1	1	1	November 2011
09/71367	169-171	Sydenham Road	SE26 5HB	SYDENHAM	11/06/2009	0.027	1	6	5	5	June 2012
09/71791	308	Brockley Road	SE4 2RA	LADYWELL	24/08/2009	0.023	2	5	3	3	August 2012
09/72002	4a	Dartmouth Road	SE23 3XU	FOREST HILL	06/10/2009	0.009		2	2	2	February 2013
09/72021	33	Ashdale Road	SE12 9ND	GROVE PARK	14/12/2009	0.025		1	1	1	November 2012
09/72053	Former Clive House, 29	Dermody Road	SE13 5HB	LEE GREEN	11/09/2009	0.066		6	6	6	March 2012
09/72224	32	St Donatt's Road	SE14 6NR	BROCKLEY	26/08/2010	0.042	1	2	1	1	January 2013
09/72487	Land Adjacent 33	Belmont Park	SE13 5BW	LEWISHAM CENTRAL	04/11/2009	0.044		6	6	6	October 2012
09/72697	Land Between 105 -113	Marvels Lane	SE12 9PH	GROVE PARK	21/12/2009	0.058		5	5	5	July 2012
09/73063	32-34	Lee High Road	SE13 5PT	LEWISHAM CENTRAL	02/08/2010	0.009		3	3	3	March 2013
09/73099	61	Devonshire Road	SE23 3EW	FOREST HILL	02/04/2010	0.094		9	9	9	February 13
10/73530	39	Comerford Road	SE4 2BA	CROFTON PARK	31/03/2010	0.018		1	1	1	November 2011
10/73582	76	Springbank Road	SE13 6SX	LEWISHAM CENTRAL	28/04/2010	0.006		1	1	1	October 2012
10/73785	Rear Of 210	Hither Green Lane	SE13 6RT	LEWISHAM CENTRAL	19/05/2010	0.008		1	1	1	November 2012
10/73855	97 & 97a	Rushey Green	SE6 4AF	RUSHEY GREEN	09/06/2010	0.030		6	6	6	November 2011
10/74320	Land To Rear (Adjacent Century Yard), 24-28	Dartmouth Road	SE23 3XZ	FOREST HILL	22/09/2010	0.012		4	4	4	May 2012
10/74442	20-28	Dartmouth Road	SE23 3XU	FOREST HILL	05/08/2011	0.004		4	4	4	March 2012
10/74459	1	Sandrock Road	SE13 7TS	LADYWELL	05/08/2010	0.007		1	1	1	August 2011
10/74476	Garages Rear Of	Canadian Avenue	SE6 3JH	CATFORD SOUTH	06/09/2010	0.140		8	8	8	July 2012
10/74616	73	Brownhill Road	SE6 2HF	RUSHEY GREEN	23/08/2010	0.034	1	2	1	1	September 2010

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-5	Of which net dwellings within forthcoming year and years 1-5	Construction started
10/74741	41	Rosenthal Road	SE6 2BX	RUSHEY GREEN	13/08/2010	0.030	1	2	1	1	February 2011
10/74796	18a	Queensthorpe Road	SE26 4PH	SYDENHAM	16/09/2010	0.012	1	2	1	1	January 2013
10/74811	Land Adjacent 15	Westwood Park	SE23 3QF	FOREST HILL	06/12/2010	0.030		2	2	2	May 2012
10/74983	Land Adjacent To 29 (Aka 27)	Shipman Road	SE23 2DU	PERRY VALE	14/01/2011	0.017		2	2	2	May 2012
10/75109	48	Davenport Road	SE6 2AZ	RUSHEY GREEN	21/11/2011	0.012		1	1	1	January 2012
10/75392	232	Hither Green Lane	SE13 6RT	LEWISHAM CENTRAL	07/12/2010	0.034		6	6	6	April 2012
10/75420	Rear Of 109	Stondon Park	SE23 1LD	CROFTON PARK	31/12/2010	0.014		2	2	2	January 2012
10/75723	Site Of Maypole Public House, 1	Mantle Road	SE4 2DU	TELEGRAPH HILL	11/03/2011	0.043	1	9	8	8	August 2012
10/76101	475 - 477	New Cross Road	SE14 6TA	NEW CROSS	07/04/2011	0.018		7	7	7	January 2012
10/76104	Site At Laurel Grove- Rear Of 201	Sydenham Road	SE26 5HF	SYDENHAM	20/08/2012	0.025		3	3	3	February 2013
10/76172	Rear Of 25-43	Honor Oak Park	SE23 1DZ	CROFTON PARK	15/06/2011	0.088		7	7	7	October 2011
11/76536	43	Castleton Road	SE9 4BY	GROVE PARK	05/04/2011	0.016		1	1	1	January 2013
11/76636	2	Hazelbank Road	SE6 1TL	CATFORD SOUTH	18/07/2011	0.022		1	1	1	May 2012
11/76671	56a	Rockbourne Road	SE23 2DD	PERRY VALE	07/04/2011	0.064	1	3	2	2	August 2012
11/76798	13	Havelock Walk	SE23 3HG	FOREST HILL	11/05/2011	0.014		2	2	2	August 2012
11/76939	Rear Of 435	New Cross Road	SE14 6TA	NEW CROSS	19/05/2011	0.020		4	4	4	June 2012
11/77261	Army Cadet Force Hut	Arlington Close	SE13 6JQ	LEWISHAM CENTRAL	01/07/2011	0.038		7	7	7	February 2013
11/77423	The Sydney Arms, 122	Lewisham Road	SE13 7NL	LEWISHAM CENTRAL	25/07/2011	0.013		2	2	2	March 2013
11/77433	15	Davids Road	SE23 3EP	FOREST HILL	21/06/2012	0.020		5	5	5	March 2013
11/77609	25-27	Beadnell Road	SE23 1AA	CROFTON PARK	15/08/2011	0.046		2	2	2	June 2012
11/77695	63	Loampit Hill	SE13 7SZ	LADYWELL	19/09/2011	0.011	1	3	2	2	January 2012
11/78039	Land Adjacent 2	Hospital Way	SE13 6UF	LEWISHAM CENTRAL	29/09/2011	0.010		1	1	1	August 2012
11/78107	111a	Bovill Road	SE23 1EL	CROFTON PARK	05/07/2012	0.016		1	1	1	November 2012

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-5	Of which net dwellings within forthcoming year and years 1-5	Construction started
11/78264	Land at 203	Conisborough Crescent	SE6 2SE	WHITEFOOT	12/06/2012	0.013		1	1	1	February 2013
11/78512	447 - 453	New Cross Road	SE14 6TA	NEW CROSS	12/03/2012	0.019		8	8	8	April 2012
11/78635	Land At The Rear Of 189	Brockley Road	SE4 2RS	BROCKLEY	12/04/2012	0.008		1	1	1	April 2012
11/78777	18 – 20	Catford Hill	SE6 4PX	RUSHEY GREEN	27/03/2012	0.012		3	3	3	March 2013
11/78859	911-915	Old Street	SE15 1NL	NEW CROSS	16/01/2012	0.033	1	4	3	3	March 2013
11/78966	31a	Waldram Park Road	SE23 2PW	PERRY VALE	10/02/2012	0.042	2	3	1	1	January 2013
11/79057	55-59	Honor Oak Park	SE23 1EA	CROFTON PARK	10/09/2012	0.036	3	5	2	2	September 2012
12/79539	30-32	Catford Hill	SE6 4PX	RUSHEY GREEN	28/09/2012	0.008		2	2	2	February 2013
12/79776	119	Springbank Road	SE13 6SS	LEWISHAM CENTRAL	10/07/2012	0.004		1	1	1	August 2012
12/80240	358	New Cross Road	SE14 6AG	BROCKLEY	13/08/2012	0.023	1	3	2	2	October 2012
12/80288	166	Gilmore Road	SE13 5AE	LEWISHAM CENTRAL	02/08/2012	0.050		5	5	5	March 2013
12/80662	63	Honor Oak Park	SE23 1EA	CROFTON PARK	15/10/2012	0.001		1	1	1	November 2012
12/80793	134	Lewisham Way	SE14 6PD	BROCKLEY	23/10/2012	0.019	1	3	2	2	November 2012
12/80842	1	Baring Road	SE12 0JP	GROVE PARK	12/09/2012	0.043	4	2	-2	-2	January 2013
12/80892	Rear Of 6, Sandhurst Market	Sandhurst Road	SE6 1DL	CATFORD SOUTH	15/10/2012	0.007		1	1	1	February 2013
12/80922	287	Hither Green Lane	SE13 6TH	LEWISHAM CENTRAL	17/09/2012	0.021		3	3	3	November 2012
12/81132	135	Courthill Road	SE13 6DR	LEWISHAM CENTRAL	16/10/2012	0.028	1	2	1	1	November 2012
12/81198	153	Ardgowan Road	SE6 1UZ	CATFORD SOUTH	04/02/2013	0.015	1	2	1	1	March 2013
12/81211	18 - 20	Havelock Walk	SE23 3HG	FOREST HILL	14/12/2012	0.018		2	2	2	March 2013
12/81363	356	New Cross Road	SE14 6AG	BROCKLEY	09/11/2012	0.025	1	4	3	3	February 2013
12/81737	34	Catford Hill	Se6 4PX	RUSHEY GREEN	19/12/2012	0.004		2	2	2	February 2013
Total							35	271	236	236	

APPENDIX 4 Dwellings under construction (10 or more) as at 31 March 2013²²

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
05/60805	120	Tanner's Hill	SE8 4QD	BROCKLEY	06/04/2006			51	51	51	August 2008, but suspended. Awaiting new application in 2013/14
08/69448	Site Of Seager Buildings & Norfolk House	Brookmill Road	SE8 4HT	BROCKLEY	07/04/2009	0.796		139 remaining	139	139	May 2009
09/71246	Loampit Vale, Land On South Side, E + W	Elmira Street	SE13	LEWISHAM CENTRAL	15/03/2010	1.842		366 remaining	366	366	August 2010
09/73135	Courts, 335-337	Bromley Road	SE6 2RP	WHITEFOOT	12/03/2010	0.536		117	117	117	January 2012
10/73341	5	St Norbert Road	SE4 2EY	TELEGRAPH HILL	26/11/2010	0.360		32	32	32	March 2011
10/73437	Marine Wharf West	Plough Way	SE16 7UE	EVELYN	20/09/2011	2.868		435 remaining	435	435	November 2011
10/75452	Land To East Of Fishers Court	Besson Street	SE14 5AS	TELEGRAPH HILL	08/08/2011	0.051		12	12	12	November 2011
10/75911	Old Station Yard	Springbank Road	SE13 6SS	LEWISHAM CENTRAL	03/10/2011	0.130		32	32	32	August 2012
11/76836	Former United Dairies Depot, 2	Baring Road	SE12 0PP	GROVE PARK	23/12/2011	0.562		75	75	75	July 2012
11/77754	52-54	Thurston Road	SE13 7SD	LEWISHAM CENTRAL	26/10/2011	0.267		62	62	62	February 2013
11/78896	Martins Yard, 82a	Endwell Road	SE4 2PD	TELEGRAPH HILL	30/03/2012	0.460		47	47	47	March 2012
Total								1,368	1,368	1,368	

²² Appendix 4 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

APPENDIX 5 Site allocations (10 or more) without planning permission as at 31 March 2013 that are anticipated to be built within years 1-5²³

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Site Allocation	Existing total dwellings	Proposed total dwellings	Net total dwellings for forthcoming year and years 1-15	Of which net dwellings within forthcoming year and years 1-5	Construction started
06/63352	Thanet Wharf	Creekside Village East	SE8 3DA	EVELYN	N/A	SA12		226	226	226	N/A
10/74526	Childers House	SR House, Childers Street MEL	SE8 5JT	EVELYN	N/A	SA8		84	84	84	N/A
13/83358	Convoys Wharf	Prince Street	SE8 3JH	EVELYN	N/A	SSA2		3,514	3,514	294	N/A
	Arklow Road MEL		SE8 5JT	EVELYN	N/A	SA9		100	100	50	N/A
	Ladywell Leisure Centre		SE13 6NJ	LEWISHAM CENTRAL	N/A	LTC7		120	120	120	N/A
	Tesco site	Conington Road	SE13 7PA	LEWISHAM CENTRAL	N/A	LTC8		250	250	250	N/A
	Kent and Sun Wharf MEL	Creekside	SE8 3DZ	NEW CROSS	N/A	SA11		200	200	200	N/A
	Giffin Street	Masterplan area	SE8 4RJ	NEW CROSS	N/A	SA3		310	310	310	N/A
	New Cross Gate Retail Park / Sainsbury's		SE14 5UL	NEW CROSS	N/A	SA6		200	200	100	N/A
	Amersham Vale	Former Deptford Green Secondary School	SE8 5HB	NEW CROSS	N/A	SA17		120	120	120	N/A
	Sites at Brockley Cross	180 Brockley Road, 111 and 115 Endwell Road and 6 Mantle Road	SE4 2RR	BOCKLEY AND TELEGRAPH HILL	N/A	SA27, SA28 and SA30		80	80	80	N/A
	Sites at Nightingale Grove	Hither Green	SE13 6DZ	LEWISHAM CENTRAL	N/A	SA32, SA33, SA34 and SA35		125	125	125	N/A
Total								5,329	5,329	1,959	

²³ Appendix 5 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

APPENDIX 6 Dwellings (less than 10) no longer contributing to the housing supply – lapsed and superseded permissions during 1 April 2012 and 31 March 2013²⁴

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date lapsed or superseded
Lapsed permissions									
09/70849	296	Brockley Road	SE4 2RA	LADYWELL	18/06/2009	0.011	1	2	June 2012
09/70858	101	Kirkdale	SE26 4QJ	FOREST HILL	20/04/2009	0.010		1	April 2012
09/70871	62	Broadfield Road	SE6 1NG	CATFORD SOUTH	09/04/2009	0.031	1	3	April 2012
09/71798	47	Perry Hill	SE6 4LF	BELLINGHAM	26/11/2009	0.005		2	November 2012
09/72063	120-122	Deptford High Street	SE8 4NS	NEW CROSS	06/10/2009	0.033		2	October 2012
09/72133	9	Stillness Road	SE23 1NG	CROFTON PARK	14/09/2009	0.019	1	3	September 2012
09/72180	1a - 1b	Gellatly Road	SE14 5TU	TELEGRAPH HILL	22/01/2010	0.014		1	January 2013
09/72501	Rear Of 197-199	Deptford High Street	SE8 3NT	EVELYN	17/02/2010	0.030		9	February 2013
09/73025	173-175	Waller Road	SE14 5LA	TELEGRAPH HILL	12/03/2010	0.053	3	7	March 2013
09/73026	93	Pepys Road	SE14 5SE	TELEGRAPH HILL	12/03/2010	0.038	1	3	March 2013
09/73071	236-238	Stanstead Road	SE23 1DD	PERRY VALE	08/02/2010	0.027	2	7	February 2013
Superseded									
09/70951	243	Lewisham Way	SE4 1XF	BROCKLEY	08/04/2009	0.009	4	5	August 2012
10/74669	39	Honor Oak Road	SE23 3SH	FOREST HILL	31/01/2011	0.086		6	November 2012

²⁴ Appendix 6 is ordered by borough planning application reference, then by lapsed and then superseded permissions

APPENDIX 7 Dwellings (10 or more) no longer contributing to the housing land supply – completions during 1 April 2012 and 31 March 2013²⁵

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
03/55454	124	Deptford High Street	SE8 4NP	NEW CROSS		0.120		24	September 2012
05/58884	Former Bell Green Gasworks Site	Bell Green	SE26 4PU	BELLINGHAM	19/10/2006	1.001		156	August 2012
05/59127	8	Harefield Mews	SE4 1LP	BROCKLEY	18/12/2006	0.011		1	October 2012
05/59306	497	New Cross Road	SE14 6TQ	NEW CROSS	28/07/2006	0.009		3	December 2012
05/59925	29	St Mildreds Road	SE12 0RD	LEE GREEN		0.084	1	7	July 2012
06/62103	1	Chilthorne Close	SE6 4YW	RUSHEY GREEN		0.025		1	July 2012
06/63582	Adhesive Specialists Ltd., 59	Ladywell Road	SE13 7UT	LEWISHAM CENTRAL	14/08/2007	0.130		14	January 2013
06/64454	489a	New Cross Road	SE14 6TQ	NEW CROSS	03/08/2009	0.061		20	January 2013
07/64743	Rushey Green Primary School, 32-34	Culverley Road	SE6	CATFORD SOUTH		0.830		24	July 2012
07/64914	Site Of Garage Rear Of 189a And Land Rear Of 181-191	Kirkdale	SE26 4QH	SYDENHAM	10/10/2007	0.224		13	March 2013
07/66035	Rear Of 181	Brockley Road	SE4	BROCKLEY	01/11/2007	0.009		1	October 2012
07/66071	2 - 4	Trewsbury Road	SE26 5DZ	SYDENHAM		0.029		9	April 2012
07/66665	Land Bounded By 92-114	Friendly Street	SE8 4HY	BROCKLEY	10/12/2008	0.041		3	August 2012
07/67491	Rear Of 224	Brownhill Road	SE6 1AT	CATFORD SOUTH		0.008		1	August 2012
07/67594	75a	Leyland Road	SE12	LEE GREEN		0.017		1	May 2012
08/68236	Rear Of 244	Verdant Lane	SE6 1TW	WHITEFOOT		0.039		1	June 2012
08/68399	10	Ardgowan Road	SE6 1AJ	LEWISHAM CENTRAL	24/06/2008	0.029	1	3	February 2013
08/68509	121	Lewisham Way	SE14 6QJ	BROCKLEY	22/06/2009	0.018	1	3	February 2013
08/69326	104	Engleheart Road	SE6 2HW	RUSHEY GREEN		0.013		2	July 2012
08/69668	Giffin Street Regeneration Area	Giffin Street	SE8 4RJ	NEW CROSS		0.090		38	June 2012

²⁵ Appendix 7 is ordered by borough planning application reference
LDF Lewisham Housing Implementation Strategy (December 2013)

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
08/69594	Rear Of 34	Deptford High Street	SE8 4AF	NEW CROSS		0.006		1	July 2012
08/69719	2	The Green	BR1 5LS	DOWNHAM		0.011		1	August 2012
08/69765	Land Adjacent 128	South Park Crescent	SE6 1JP	WHITEFOOT		0.021		1	August 2012
08/69848	181-189	Kirkdale	SE26 4QH	SYDENHAM	15/07/2009	0.070		7	March 2013
08/70498	Garages Adjacent To	Newlands Park	SE26 5PP	SYDENHAM		0.036		8	June 2012
08/70523	Garages To Rear Of 2-6	Leahurst Road	SE13 5JB	LEE GREEN	12/03/2009	0.031		4	December 2012
09/70851	1	Hatcham Park Mews	SE14 5PY	NEW CROSS		0.019		5	December 2012
09/70963	Rear Of 41	Wickham Road	SE4 1LT	BROCKLEY	11/09/2009	0.030		1	February 2013
09/71007	386	New Cross Road	SE14 6AG	BROCKLEY		0.016	1	3	June 2012
09/71126	54	Micheldever Road	SE12 8LU	LEE GREEN	28/06/2010	0.023	1	-	January 2013
09/71300	189	Deptford High Street	SE8 3NT	EVELYN		0.010	1	2	July 2012
09/71573	62-66	Rushey Green	SE6 4JD	RUSHEY GREEN		0.049		9	May 2012
09/71607	Rear Of 48	Ravensbourne Road	SE6 4UX	CROFTON PARK	05/02/2010	0.013		1	November 2012
09/71748	130	South Park Crescent	SE6 1JS	WHITEFOOT		0.012		1	April 2012
09/71783	82	Ennersdale Road	SE13 5JD	LEE GREEN		0.009		1	July 2012
09/71833	Former Community Centre	Wydeville Manor Road	SE12	GROVE PARK		0.065		9	June 2012
09/71834	Land Rear Of Balmoral Court, 371	Baring Road	SE12 0EE	GROVE PARK		0.037		6	August 2012
09/72109	2a Pretoria Parade	Tyrwhitt Road	SE4 1QG	LADYWELL	15/09/2009	0.046		8	November 2012
09/72276	50-84	Bell Green	SE26 4PZ	BELLINGHAM		0.169	9	23	July 2012
09/72554A	Heathside & Lethbridge Estates	Blackheath Hill	SE13	BLACKHEATH	22/03/2010	0.692	56	138	October 2012
09/72597	179	Brockley Road	SE4 2RS	BROCKLEY	24/03/2010	0.010	1	1	August 2012
09/72782	16a (Land And Garages Rear Of 6-24)	Algernon Road	SE13 7AT	LADYWELL	16/02/2010	0.524		34	February 2013
09/72790	Greyhound Public House 309	Kirkdale	SE26 4QB	SYDENHAM	24/05/2010	0.313		40	November 2012
09/72829	1a	Florence Road	SE14 6TW	BROCKLEY		0.015	1	4	January 2013
09/72980	Site Of Tigers Head P.H., 350-352	Bromley Road	SE6 2RP	WHITEFOOT	05/03/2010	0.208		36	January 2013

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
09/73169	Silwood Estate Regeneration Area	Silwood Street	SE16 2TA	EVELYN		1.134		146	July 2012
10/73435	Rear Garden Of The Pagoda	Pagoda Gardens	SE3 0UZ	BLACKHEATH	25/10/2010	0.068		1	March 2013
10/73439	388-392	Lee High Road	SE12 8RW	LEE GREEN		0.032	3	5	June 2012
10/73449	311	Brownhill Road	SE6 1AL	LEWISHAM CENTRAL		0.064	1	8	April 2012
10/73531	295	Brockley Road	SE4 2SA	LADYWELL	02/07/2010	0.014	1		November 2012
10/73624	Spotted Cow P.H. 104	Hither Green Lane	SE13 6QA	LEWISHAM CENTRAL	18/03/2011	0.110		16	November 2012
10/73755	Garages Adjacent To 1	Pepys Road	SE14 5SA	TELEGRAPH HILL		0.060		7	July 2012
10/73782	81	Upper Brockley Road	SE4 1TF	BROCKLEY		0.013		2	April 2012
10/73863	109	Waller Road	SE14 5LB	TELEGRAPH HILL		0.029	1	2	August 2012
10/73906	2	South Park Crescent	SE6 1JW	WHITEFOOT		0.019		1	April 2012
10/73970	29 And 31	Rushey Green	SE6 4AS	RUSHEY GREEN		0.060	2	9	May 2012
10/74108	Washington Building	Deals Gateway	SE13 7SE	BROCKLEY		0.019		8	August 2012
10/74109	230 - 232	Malpas Road	SE4 1DJ	BROCKLEY	17/06/2010	0.140	1	7	December 2012
10/74116	46	New Cross Road	SE14 5BD	TELEGRAPH HILL		0.022		5	May 2012
10/74139	8	Lanier Road	SE13 6HU	LEWISHAM CENTRAL	06/07/2010	0.009		1	December 2012
10/74203	Harp Of Erin Ph, 2-4	King Street	SE8 3HS	EVELYN	25/06/2010	0.010	1	5	November 2012
10/74206	1-12 Basing House & 212-218	Southend Lane	SE6 2DS	BELLINGHAM	18/05/2011	0.477	18	44	March 2013
10/74260	56	Wickham Road	SE4 1LS	BROCKLEY	16/07/2010	0.024	1	2	September 2012
10/74318	Survey House	Brockley Rise	SE23 1LL	CROFTON PARK		0.018		2	June 2012
10/74411	396	Baring Road	SE12 0EF	DOWNHAM		0.066	1	4	May 2012
10/74454	Rear Of 104	Engleheart Road	SE6 2HW	RUSHEY GREEN	23/07/2010	0.005		1	May 2012
10/74632	Kingswood Court	Park Piazza	SE13 6TD	LEWISHAM CENTRAL		0.010		6	June 2012
10/74715	30	Slaithwaite Road	SE13 6DL	LEWISHAM CENTRAL		0.015		1	May 2012
10/74731	New Cross Reservoir	Jerningham Road	SE14 5NJ	TELEGRAPH HILL		0.373		9	July 2012

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
10/74743	25	Pendrell Road	SE4 2PB	TELEGRAPH HILL		0.005		1	May 2012
10/74906	Osborne Arms P.H. 14	New King Street	SE8 3HS	EVELYN	15/02/2011	0.016	1	4	November 2012
10/74911	17	Lewisham High Street	SE13 5AF	BLACKHEATH		0.018		1	April 2012
10/74958	31	Blythe Hill	SE6 4UL	RUSHEY GREEN		0.024	1	2	February 2013
10/75036	Part Former New Cross Hospital Site	Wardalls Grove	SE14 5ER	NEW CROSS		0.950		124	July 2012
10/75095	14	Sydenham Road	SE26 5QT	SYDENHAM	19/11/2010	0.014	1	3	November 2012
10/75108	46a	Davenport Road	SE6 2AZ	RUSHEY GREEN	18/04/2012	0.018		1	November 2012
10/75154	209-211	Mantle Road	SE4 2EW	TELEGRAPH HILL	20/12/2010	0.029		5	October 2012
10/75175	153	Rushey Green	SE6 4BD	RUSHEY GREEN	10/03/2011	0.009		3	February 2013
10/75258	201	Brockley Rise	SE23 1NL	CROFTON PARK	13/12/2010	0.027		1	December 2012
10/75280	'Pride Of Deptford', 73-79	Childers Street	SE8 5JR	EVELYN	29/03/2011	0.090		22	October 2012
10/75309	159	Deptford High Street	SE8 3NU	EVELYN		0.004	1	2	June 2012
10/75419	Mais House, 44	Sydenham Hill	SE26 6ND	FOREST HILL		0.005		1	August 2012
10/75469	Forest Hill Hotel, 41	Stanstead Road	SE23 1HG	PERRY VALE	13/01/2011	0.038	1	8	June 2012
10/75492	93	Endwell Road	SE4 2NF	TELEGRAPH HILL	15/12/2010	0.006		2	November 2012
10/75508	161	Lewisham High Street	SE13 6AA	LEWISHAM CENTRAL		0.008	1	2	December 2012
10/75534	323	Baring Road	SE12 0DZ	GROVE PARK		0.012		3	October 2012
10/75748	181-185	Kirkdale	SE26 4QH	SYDENHAM		0.015		3	July 2012
10/75766	Garages To Rear Of 45-63	Honor Oak Park	SE23 1DZ	CROFTON PARK	17/01/2011	0.074		5	February 2013
10/75777	65	Wellmeadow Road	SE13 6TA	LEWISHAM CENTRAL	13/06/2011	0.028	1	3	September 2012
10/75800	1	Noel Terrace	SE23 3JJ	FOREST HILL	17/01/2011	0.013	1	2	August 2012
10/75996	Willow Lodge, 11	Westwood Hill	SE26 6BQ	SYDENHAM	10/03/2011	0.271		22	September 2012
10/76033	40a	Wickham Road	SE4 1NZ	BROCKLEY		0.021	1	2	August 2012
10/76065	122	Burnt Ash Road	SE12 8PU	LEE GREEN		0.008		2	April 2012
10/76150	18	Longton Avenue	SE26 6QZ	SYDENHAM	25/02/2011	0.062	2	7	October 2012

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
10/76155	65	Bromley Road	SE6 2UA	CATFORD SOUTH	11/03/2011	0.048	2	3	December 2012
10/76199	36	Deptford Broadway	SE8 4PQ	BROCKLEY		0.016		3	December 2012
11/76250	5	Nelgarde Road	SE6 4TA	RUSHEY GREEN		0.016	1	4	September 2012
11/76267	1	Waldram Crescent	SE23 3LW	FOREST HILL	10/03/2011	0.029		8	October 2012
11/76327	16	Stanley Street	SE8 4BG	NEW CROSS		0.013	1	4	July 2012
11/76360	Former Kender Housing Office, 287	Queens Road	SE15 2PA	TELEGRAPH HILL		0.112		8	May 2012
11/76559	310	Lewisham Road	SE13 7PA	LEWISHAM CENTRAL	31/05/2011	0.005	1	2	May 2012
11/76562	4	Kirkdale	SE26 4NE	FOREST HILL	09/06/2011	0.087	1	4	November 2012
11/76668	5	Honley Road	SE6 2HZ	RUSHEY GREEN	21/04/2011	0.044	1	5	August 2012
11/76678	50	Randlesdown Road	SE6 3BT	BELLINGHAM	10/06/2011	0.010		2	March 2013
11/76717	52	Baring Road	SE12 0PS	GROVE PARK	03/05/2011	0.009	1	2	January 2013
11/76887	26	Inglemere Road	SE23 2BE	PERRY VALE		0.092	1	5	August 2012
11/76889	87-89	Springbank Road	SE13 6SS	LEWISHAM CENTRAL		0.015		4	July 2012
11/76953	Land And Building To Rear Of 244	Brownhill Road	SE6 1AU	CATFORD SOUTH		0.014		2	July 2012
11/77010	Land To Side Of 26	Inglemere Road	SE23 2BE	PERRY VALE	24/05/2011	0.031		3	April 2012
11/77140	382-386	Lee High Road	SE12 8RW	LEE GREEN	29/06/2011	0.032	1	4	October 2012
11/77152	Rear Of 5	Honley Road	SE6 2HZ	RUSHEY GREEN	09/06/2011	0.012		1	August 2012
11/77249	22	Havelock Walk	SE23 3HG	FOREST HILL	01/09/2011	0.007		1	November 2012
11/77462	140	St Asaph Road	SE4 2EN	TELEGRAPH HILL		0.008		2	July 2012
11/77545	Adj To 376	Bromley Road	SE6 2RS	DOWNHAM		0.016		1	July 2012
11/77635	Rear Of 392	Lee High Road	SE12 8RW	LEE GREEN	20/07/2012	0.003		1	November 2012
11/77784	1	Shell Road	SE13 7TW	LADYWELL	01/09/2011	0.015	1	2	February 2013
11/78022	88	Florence Road	SE14 6QL	BROCKLEY		0.002		1	June 2012
11/78342	50-52	Trundley's Road	SE8 5JG	EVELYN		0.466	88	138	September 2012
11/78359	109	New Cross Road	SE14 5DJ	NEW CROSS	09/02/2012	0.019	1	2	March 2013

Borough planning application reference	Site name/ number	Primary street name	Post Code	Ward	Permission date	Residential site area (proposed)	Existing total dwellings	Proposed total dwellings	Date completed
11/78643	112	George Lane	SE13 6HW	RUSHEY GREEN	20/12/2011	0.025	1	3	December 2012
11/78666	Third Floor, 93	Lewisham High Street	SE13 6BB	LEWISHAM CENTRAL	22/12/2011	0.031		3	December 2012
11/78832	396	Baring Road	SE12 0EF	DOWNHAM		0.031		2	May 2012
12/79153	Land At 87a	Pascoe Road	SE13 5JE	LEE GREEN	27/06/2012	0.014		1	February 2013
12/79291	36	Lawrie Park Gardens	SE26 6XD	SYDENHAM	19/03/2012	0.046	1	2	March 2013
12/79311	9	Ryecroft Road	SE13 6EZ	LEWISHAM CENTRAL		0.004		1	June 2012
12/79423	55	Honor Oak Park	SE23 1EA	CROFTON PARK		0.012		2	April 2012
12/79445	Princess Louise Building, 12	Hales Street	SE8 4RB	NEW CROSS	14/05/2012	0.052		2	November 2012
12/79484	2-4	Pagnell Street	SE14 6AY	NEW CROSS		0.005		1	July 2012
12/79486	27	Catford Hill	SE6 4LF	BELLINGHAM	10/07/2012	0.005	1	2	September 2012
12/79665	49	Houston Road	SE23 2RJ	PERRY VALE	25/09/2012	0.026	1	2	December 2012
12/79764	183	Torridon Road	SE6 1RG	CATFORD SOUTH	17/05/2012	0.004		1	January 2013
12/79883	27	Amersham Road	SE14 6QQ	BROCKLEY	26/07/2012	0.011		1	January 2013
12/80135	10	Burnt Ash Road	SE12 8PZ	LEE GREEN		0.005	1	1	February 2013
12/80421	107	Courthill Road	SE13 6DW	LEWISHAM CENTRAL	27/07/2012	0.017	1	2	March 2013
12/80450	Unit A, 2 Catalpa Court	Park Piazza	SE13 6TG	LEWISHAM CENTRAL	03/08/2012	0.005		1	November 2012
12/80641	81	Lee High Road	SE13 5NS	LEWISHAM CENTRAL	07/11/2012	0.009	1	2	December 2012
12/80919	307	Lee High Road	SE12 8RU	BLACKHEATH	13/12/2012	0.021		3	February 2013
12/81034	38	St Donatt's Road	SE14 6NR	BROCKLEY	05/09/2012	0.016		1	October 2012
12/81152	63	Honor Oak Park	SE23 1EA	CROFTON PARK	26/10/2012	0.017	1	2	February 2013
12/81272	9	Woolstone Road	SE23 2TR	PERRY VALE	17/10/2012	0.020		1	November 2012
12/81618	10	Malpas Road	SE4 1BS	BROCKLEY		0.020	1	3	December 2012
12/81738	34	Catford Hill	SE6 4PX	RUSHEY GREEN	19/12/2012	0.003		1	March 2013

APPENDIX 8 Progress of housing trajectory sites - strategic site allocations²⁶

Site	Allocation	Ha	Dwellings	Phasing ²⁷	Delivery	Progress	Risk
Core Strategy Strategic Site Allocation - Deptford New Cross							
Convoys Wharf	Strategic Site Allocation 2 (SSA2)	16.96	3,514	147 – 2017/18 147 – 2018/19 168 – 2019/20 168 – 2020/21 168 – 2021/22 168 – 2022/23 168 – 2023/24 476 – 2024/25 476 – 2025/26 476 – 2026/27 476 – 2027/28 476 – 2028/29	Private - Hutchison Whompoa	The site is of local and regional significance as it is one of London's largest sites to remain undeveloped with a River Thames frontage. An outline planning application for the comprehensive redevelopment of the site was submitted to the Council in 2002 and in 2005 the Council resolved to grant planning permission. The application was referred to the Mayor of London and while issues on the protected wharf and traffic and transport were discussed, the application was put on hold. In 2011 a revised application was submitted to the Council by the site's new owner Hutchison Whampoa. Discussions with the Council have continued in order to resolve outstanding issues and a revised proposal 13/83358 was submitted in 2013. The Mayor of London has called in this application for his determination during 2014. The site is making slower progress than expected but the Council is confident a mixed use scheme incorporating suitable wharf uses will take place on the site within the plan period.	Medium (G)
Oxestalls Road	Strategic Site Allocation 4 (SSA4)	4.60	904	70 – 2015/16 70 – 2016/17 70 – 2017/18 70 – 2018/19 103 – 2019/20 103 – 2020/21 103 – 2021/22 103 – 2022/23 102 – 2023/24 110 – 2024/25	Private - City and Provincial Properties plc	Outline planning application 09/73189 was approved by the Council in March 2012. Phases 1 and 2 to start once development partner secured and conditions have been discharged. Revised scheme expected in 2014. The site is making slower progress than expected. Acquisition of third party land needed to enable phases 2/3 to proceed. The Council is considering using CPO to enable a comprehensive development to proceed. (See Appendix 2).	Medium (G)
Surrey Canal Triangle	Strategic Site Allocation 3 (SSA3)	10.74	2,365	170 – 2014/15 150 – 2015/16 150 – 2016/17 150 – 2017/18 150 – 2018/19 131 – 2019/20 131 – 2020/21 131 – 2021/22 131 – 2022/23 131 – 2023/24 188 – 2024/25	Private – Renewal New Bermondsey Two Ltd	An outline planning application 11/76357 was approved on 29 March 2012 for a comprehensive mixed use scheme to create a regional and local centre for sporting excellence. The site will benefit from the construction of the Surrey Canal Road London Overground station (Surrey Quays to Clapham Junction) of which passive provision has been made. The developer has agreed to fund provision of the station to make it operational. Assembly of land is continuing and a 73 application and reserved matters applications are being drafted. This scheme is at an early stage but is not currently stalled. (See Appendix 2).	Low – medium (D)

²⁶ Appendix 8 is ordered by location, then level of risk

²⁷ Grey text shows dwellings anticipated to be built in forthcoming year, bold text highlighted grey shows dwellings anticipated to be built in years 1-5 and normal text shows dwellings anticipated to be built in years 6-15.

Site	Allocation	Ha	Dwellings	Phasing ²⁷	Delivery	Progress	Risk
				188 – 2025/26 188 – 2026/27 188 – 2027/28 188 – 2028/29			
Three sites at Plough Way (Cannon Wharf and Marine Wharf West and Marine Wharf East)	Strategic Site Allocation 5 (SSA5)	6.65	CW – 679 MW – 435 remaining ME – 180	113 – 2013/14 200 – 2014/15 200 – 2015/16 145 – 2016/17 145 – 2017/18 97 – 2018/19 110 – 2019/20 118 – 2020/21 118 – 2021/22 48 – 2022/23	Private <u>Cannon Wharf</u> London Business Centres and Barratts <u>Marine Wharf West</u> Berkley Homes <u>Marine Wharf East</u> Gilliard Homes	<u>Cannon Wharf</u> Outline application 08/68523 was approved in March 2012 and currently exploring section 73 amendments. Site remediation work is ongoing and the Council is working with the developer to progress the discharge of conditions and amendments. A delivery plan was submitted for Cannon Wharf. Construction due to commence in 2013/14. (See Appendix 2). <u>Marine Wharf West</u> Outline planning application 10/73437 was approved by the Council in September 2011. Construction has started on site. (See Appendix 4). <u>Marine Wharf East</u> In pre application discussions and site is currently in commercial use until mid 2015. Application expected in early 2014.	Low (B) Cannon Wharf Low (A) Marine Wharf West Low – medium (E) Marine Wharf East
Core Strategy Strategic Site Allocation - Lewisham Town Centre							
Lewisham Gateway	Strategic Site Allocation 6 (SSA6)	3.80	800	96 – 2014/15 96 – 2015/16 94 – 2016/17 94 – 2017/18 105 – 2018/19 105 – 2019/20 105 – 2020/21 105 – 2021/22	Private and Public Lewisham Gateway Developments Ltd in association with Transport for London (TfL)	An outline planning application 06/62375 was approved in May 2009 (with full permission for road and river works). CPO was secured and buildings were demolished in March 2010 for the bus standing relocation area in Thurston Road and buildings north of Rennell Street with landscaping until works commence. Reserved matters 13/82493 for Phase 1 was approved in May 2013 with a start on site likely later in 2013. (See Appendix 2). The economic situation of the last few years has delayed commencement but the site is now progressing well. The developer has been working with the Council and TfL to finalise changes to the road layout and to enable commencement of the development.	Low (B)
TOTAL			8,877				

APPENDIX 9 Progress of housing trajectory sites – allocated sites with planning permission²⁸

Site	Allocation	Ha	Dwellings	Phasing ²⁹	Delivery	Progress	Risk
Lewisham Town Centre Local Plan							
Loampit Vale (E&W of Elmira St)	LTC4	1.84	366 remaining	93 – 2013/14 91 – 2015/16 182 – 2016/17	Private - Barratt Homes	Planning application (09/71246). Construction commenced, Phase 1 complete and Phase 2 is under construction. (See Appendix 4).	Low (A)
Loampit Vale (W of Jerrard St, Thurston Road Industrial Area)	LTC4	1.03	415	103 – 2014/15 106 – 2015/16 103 – 2016/17 103 – 2017/18	Private - Chesterhouse Properties and Workspace 2 Ltd	Extension to planning application approved (07/65251, 10/76005). Works due to commence in 2014. (See Appendix 2).	Low (B)
52-54 Thurston Rd	LTC4	0.12	62	62 – 2013/14	Private	Planning application (11/77754). Construction commenced in 2013. (See Appendix 4).	Low (A)
58-64 Lee High Rd	LTC6	0.06	14	14 – 2014/15	Private	Planning approved (09/73064). Construction commenced in 2013. (See Appendix 2).	Low (A)
36-56 Lee High Road	LTC6	0.08	22	22 – 2020/21	Private	Planning approved (06/62788). Works due to commence in early 2013. (See Appendix 2).	Low (B)
Site Allocations Local Plan – Deptford New Cross							
120 Tanner's Hill	SA41	0.54	51	51 – 2015/16	Private	Planning application (05/60705). Construction commenced but then suspended. New application likely to be submitted in 2013/14. (See Appendix 4).	Medium (H)
New Cross Gate NDC Centre	SA7	1.07	68	68 – 2015/16	Public - New Cross Gate Trust	Planning application (08/68448). NDC looking for a development partner. Development stalled and lapsed in March 2012 due to recession but hoarding around site and works due to commence in 2014. (See Appendix 2).	Medium (G)
Seager	SA2	0.96	139 left	139 – 2013/14	Private - Freshplant Ltd	Planning application approved (08/69448) and Phase 1 complete. The final stage is under construction and will be completed in 2013. (See Appendix 4).	Low (A)
Grinstead Road	SA10	1.0	199	75 - 2014/15 124 – 2015/16	Private	Planning application (10/75331). Phase 1 scheduled for completion in 2013/14. (See Appendix 2).	Low (B)
New Cross Gate station site (Goodwood Rd)	SA5	0.67	148	148 – 2013/14	Private	Planning application (11/77418). Works due to commence in early 2013. (See Appendix 2).	Low (B)
Deptford Project	SA4	0.87	132	132 – 2014/15	LBL with Cathedral Properties	Planning application (11/78241). Works due to commence in early 2013. (See Appendix 2).	Low (B)
Site Allocations Local Plan - Areas of stability and managed change							
Courts (335-337)	SA44	0.54	117	117 – 2014/15	Private	Planning application (09/73135). Construction commenced. Completion due in 2014/15. (See Appendix 4).	Low (A)

²⁸ Appendix 9 is ordered by location, then level of risk

²⁹ Grey text shows dwellings anticipated to be built in forthcoming year, bold text highlighted grey shows dwellings anticipated to be built in years 1-5 and normal text shows dwellings anticipated to be built in years 6-15.

Site	Allocation	Ha	Dwellings	Phasing ²⁹	Delivery	Progress	Risk
Bromley Rd)							
Former United Dairies	SA39	0.6	75	75 – 2013/14	Private	Planning application (11/70640). Construction commenced. (See Appendix 4).	Low (A)
Tyson Road (Rear Christian Fellowship Centre)	SA40	0.91	74	74 – 2014/15	Private	Planning application (09/71953) granted at appeal in April 2010. Construction due to commence in 2013. (See Appendix 2).	Low (B)
TOTAL			1,882				

APPENDIX 10 Progress of housing trajectory sites – allocated sites without planning permission³⁰

Site	Allocation	Ha	Dwellings	Phasing ³¹	Delivery	Progress	Risk
Lewisham Town Centre Local Plan							
Former Ladywell Leisure Centre	LTC7	0.7	120	40 – 2017/18 80 – 2018/19	TBC. Private developer in partnership with LBL	Council Leisure Centre will close when the Loampit Vale Leisure Centre opens Spring 2013. Development partner and development options need to be finalised. Council owned site so delivery is more secure. (See Appendix 5).	Medium (G)
Loampit Vale (E of Jerrard)	LTC4	1.68	350	70 – 2022/23 43 – 2023/24 48 – 2024/25 48 – 2025/26 48 – 2026/27 47 – 2027/28 46 – 2028/29	Private	No planning permission. The Council will use the forthcoming LTCLP to facilitate interest and delivery.	Low – medium (F)
Tesco, Conington Road	LTC8		250	100 – 2016/17 100 – 2017/18 50 – 2018/19	Private	No planning permission. The Council will use the forthcoming LTCLP to facilitate interest and delivery. (See Appendix 5).	Low – medium (F)
Land north and south of Lewisham Shopping Centre	LTC8		200	100 – 2021/22 100 – 2022/23	Private	No planning permission. The Council will use the forthcoming LTCLP to facilitate interest and delivery.	Low – medium (F)
Site Allocations Local Plan – Deptford New Cross							
Thanet Wharf (Creekside Village East)	SA12	0.61	226	113 – 2017/18 113 – 2018/19	Private - Ampurius Nuhomes	A planning application (06/63352) was approved in 2007, subject to S106 which is still outstanding. The developer has gone into receivership. Scheme expected to be renegotiated 2012/13. (See Appendix 5).	Medium (G)
New Cross Gate Retail Park / Sainsbury's	SA6	4.29	200	100 – 2018/19 100 – 2019/20	Private	Pre-application discussions. Scheme on hold since economic recession in 2008. Traffic and access issues need to be resolved with TfL before an application can progress. (See Appendix 5).	Medium (G)
Arklow Road	SA9	2.05	100	50 – 2018/19 50 – 2019/20	Private	Pre-application discussions. The Council will use the forthcoming Site Allocations Local Plan to facilitate interest and delivery. (See Appendix 5).	Low – medium (E)
Kent and Sun Wharf	SA11	1.4	200	100 – 2016/17 100 – 2018/19	Private	Pre-application discussions. The site is allocated as a MEL in the Core Strategy. The Council will use the forthcoming SALP to facilitate delivery. (See Appendix 5).	Low – medium (E)
Giffin Street (Masterplan area)	SA3	4.01	310	110 – 2014/15 100 – 2015/16 100 – 2016/17	TBC. LB Lewisham with a development partner	Pre-application discussions. This forms part of a wider regeneration scheme linked to estate renewal. Parts of the Masterplan area have been implemented. A planning application is expected to be lodged shortly. (See Appendix 5).	Low – medium (E)
Amersham	SA17	1.10	120	30 – 2013/14	Private	No planning permission. The Council will use the forthcoming	Low – medium

³⁰ Appendix 10 is ordered by location, then level of risk

³¹ Grey text shows dwellings anticipated to be built in forthcoming year, bold text highlighted grey shows dwellings anticipated to be built in years 1-5 and normal text shows dwellings anticipated to be built in years 6-15.

Site	Allocation	Ha	Dwellings	Phasing ³¹	Delivery	Progress	Risk
Vale (Former Deptford Green Secondary School)				30 – 2014/15 60 – 2015/16		SALP to facilitate delivery. (See Appendix 5).	(F)
Childers Street (SR House)	SA8	0.2	84	84 – 2015/16	Private	Planning application (10/74526) but pending section 106 agreement. Completion due in 2015/16. (See Appendix 5).	Low (C)
Site Allocations Local Plan – District Hubs							
Leegate Shopping Centre	SA23	1.53	130	130 – 2021/22	Private St Modwen	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (E)
O'Rourke/Sivyer Transport	SA21	0.52	28	28 – 2023/24	Private	No planning permission. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (F)
East of Forest Hill Railway Line (west side of Waldram Place)	SA18	0.20	33	33 – 2024/25	Private	No planning permission. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (F)
West of Forest Hill Railway Line	SA19	0.62	74	74 – 2020/21	Private	No planning permission. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (F)
Fairway House, (rear of 53 Dartmouth Road)	SA20	0.16	19	19 – 2020/21	Private	No planning permission. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (F)
113-157 Sydenham Road	SA22	0.85	98	49 – 2022/23 49 – 2023/24	Private	No planning permission. The Council will use the forthcoming SALP to facilitate delivery.	Low – medium (F)
Site Allocations Local Plan – Local Hubs							
Three sites at Brockley Cross (180 Brockley Road, 111 +115 Endwell Road and 6 Mantle Road)	SA27, SA28, SA30	0.67	80	40 – 2015/16 40 – 2016/17	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery. (See Appendix 5).	Low – medium (E)
3 sites at Nightingale Grove (Mews Estate, Driving Centre, 35 Hither Green and 37-43 Hither Green)	SA32, SA33, SA34 and SA35	1.08	125	95 – 2015/16 30 – 2016/17	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery. (See Appendix 5).	Low – medium (E)
TOTAL			2,747				

APPENDIX 11 Progress of housing trajectory sites – non allocated sites with planning permission³²

Site	Allocation	Ha	Dwellings	Phasing ³³	Delivery	Progress	Risk
Catford Town Centre							
Former Rising Sun PH	N/A	0.25	29	29 – 2015/16	Private - Gintel Buildings Services Ltd	Planning application (10/74455). Amendments to the scheme have been sought and discussions currently taking place. (See Appendix 2).	Low – medium (D)
Former Catford Greyhound Stadium	CLP6	5.4	593	100 – 2014/15 100 – 2015/16 97 – 2016/17 148 – 2017/18 148 – 2018/19	Public. Site being delivered GLA and Barratt Homes	Planning approved (07/67276) and currently negotiating s73 amendments (13/84895). Scheme was retendered by the GLA and works will commence 2013/14. (See Appendix 2).	Low - medium (D)
Deptford New Cross							
Bond House, Goodwood Road	N/A	0.24	78	78 – 2013/14	Private	Planning application (10/73730). Works to commence early 2013. (See Appendix 2).	Low (B)
Marlowe Business Centre, Batavia Road	N/A	0.52	114	114 – 2013/14	Private	Planning application (11/77530). Works to commence early 2013. (See Appendix 2).	Low (B)
7-17 Yeoman Street	N/A	0.1	33	33 – 2013/14	Private	Planning application (11/77408). Works to commence in 2013. (See Appendix 2).	Low (B)
Kender Estate (Phase 4)	N/A - Estate Renewal	1.36	204	104 – 2014/15 100 – 2015/16	Private	Planning application (?). Works to commence in 2014. (See Appendix 2).	Low (B)
East of Fishers Court (Besson Street)	N/A	0.05	12	12 – 2013/14	Private	Planning application (10/75452). Construction commenced. Completion due in 2013/14. (See Appendix 4).	Low (A)
Local Hubs							
5 St Norbert Road (Brockley Cross)	N/A	0.29	32	32 – 2013/14	Private	Planning application (10/73341). Construction commenced. Completion due in 2013/14. (See Appendix 4).	Low (A)
Martin's Yard (Brockley Cross)	N/A	0.46	47	47 – 2013/14	Private	Planning application (10/75997). Construction commenced. Completion due in 2013/14. (See Appendix 4).	Low (A)
Areas of stability and managed change							
Excalibur Estate	N/A Estate Renewal	6.17	193	41 – 2014/15 76 – 2015/16 76 – 2016/17	Private	Planning application (10/75973). Funding for the scheme needs to be secured. (See Appendix 2).	Medium (G)
Heathside and Lethbridge	N/A Estate renewal	0.67	355 remaining	99 – 2016/17 85 – 2019/20 85 – 2020/21 86 – 2021/22	Public Family Mosaic Housing with LB Lewisham	Planning application (09/72554). Detailed planning application for Stage I. Outline planning application for Stages II to VI. Completion of Stage 1 in 2013/14. Next phase of construction due to start in 2013/14. (See Appendix 2).	Low (B)

³² Appendix 11 is ordered by location, then level of risk

³³ Grey text shows dwellings anticipated to be built in forthcoming year, bold text highlighted grey shows dwellings anticipated to be built in years 1-5 and normal text shows dwellings anticipated to be built in years 6-15.

Site	Allocation	Ha	Dwellings	Phasing ³³	Delivery	Progress	Risk
Old Station Yard, (Springbank Road)	N/A	0.13	32	32 – 2013/14	Private	Planning application (10/75911). Construction commenced. Completion due in 2013/14. (See Appendix 4).	Low (A)
Boones Almshouses (Belmont Park)	N/A	0.70	58	58 – 2013/14	Private	Planning application (10/74143). Works yet to commence. Completion due in 2013/14. (See Appendix 2).	Low (B)
TOTAL			1,780				

APPENDIX 12 Progress of housing trajectory sites – non allocated sites without planning permission³⁴

Site	Allocation	Ha	Dwellings	Phasing ³⁵	Delivery	Progress	Risk
Catford Town Centre							
Laurence House	N/A. Identified as a potential development site in the 2013 SHLAA	4.89	250	50 – 2024/25 100 – 2025/26 100 – 2026/27	TBC. Private developer in partnership with LB Lewisham	Pre-application discussions. This forms part of a comprehensive regeneration and redevelopment plan for the town centre including replacement of the existing Milford Towers estate.	Low – medium (E)
Plassy Road Island	N/A. Identified as a potential development site in the 2013 SHLAA	1.9	400	100 – 2022/23 100 – 2023/24 100 – 2024/25 100 – 2025/26	Private - Church Commissioners	Pre-application discussions have taken place. It is identified within the 2013 SHLAA as a potential development site, development could be achievable on this site towards the end of the 15 year land supply period.	Low – medium (F)
Wickes and Halfords	N/A. Identified as a potential development site in the 2013 SHLAA	2.00	400	70 – 2022/23 70 – 2023/24 86 – 2024/25 86 – 2025/26 88 – 2026/27	Private	No planning permission. It is identified within the 2013 SHLAA as a potential development site, development could be achievable on this site towards the end of the 15 year land supply period.	Medium - high (I)
Deptford New Cross							
Pomeroy Street	N/A. Identified as a potential development site in the 2013 SHLAA	0.20	45	45 – 2028/29	Private	No pre application discussions as yet. However, it is identified within the 2013 SHLAA as a potential development site, development could be achievable on this site towards the end of the 15 year land supply period.	Medium – high (I)
The Albany Centre	N/A. Identified as a potential development site in the 2013 SHLAA	0.27	60	60 – 2028/29	Private	Pre-application discussions have taken place. Scheme dependent on theatre remaining operational while works take place.	Low - medium (E)
Areas of stability and managed change							
Catford Sorting Office (94 Bromley Road)	N/A. Identified as a potential development site in the 2013 SHLAA	0.13	16	16 – 2028/29	Private	No pre application discussions as yet. However, it is identified within the 2013 SHLAA as a potential development site, development could be achievable on this site towards the end of the 15 year land supply period.	Medium - high (I)
Best Way Cash and Carry	N/A. Identified as a potential development site in the 2013 SHLAA	0.96	38	38 – 2028/29	Private	No pre application discussions as yet. However, it is identified within the 2013 SHLAA as a potential development site, development could be achievable on this site towards the end of the 15 year land supply period.	Medium – high (I)
TOTAL			1,209				

³⁴ Appendix 12 is ordered by location, then level of risk

³⁵ Grey text shows dwellings anticipated to be built in forthcoming year, bold text highlighted grey shows dwellings anticipated to be built in years 1-5 and normal text shows dwellings anticipated to be built in years 6-15.

