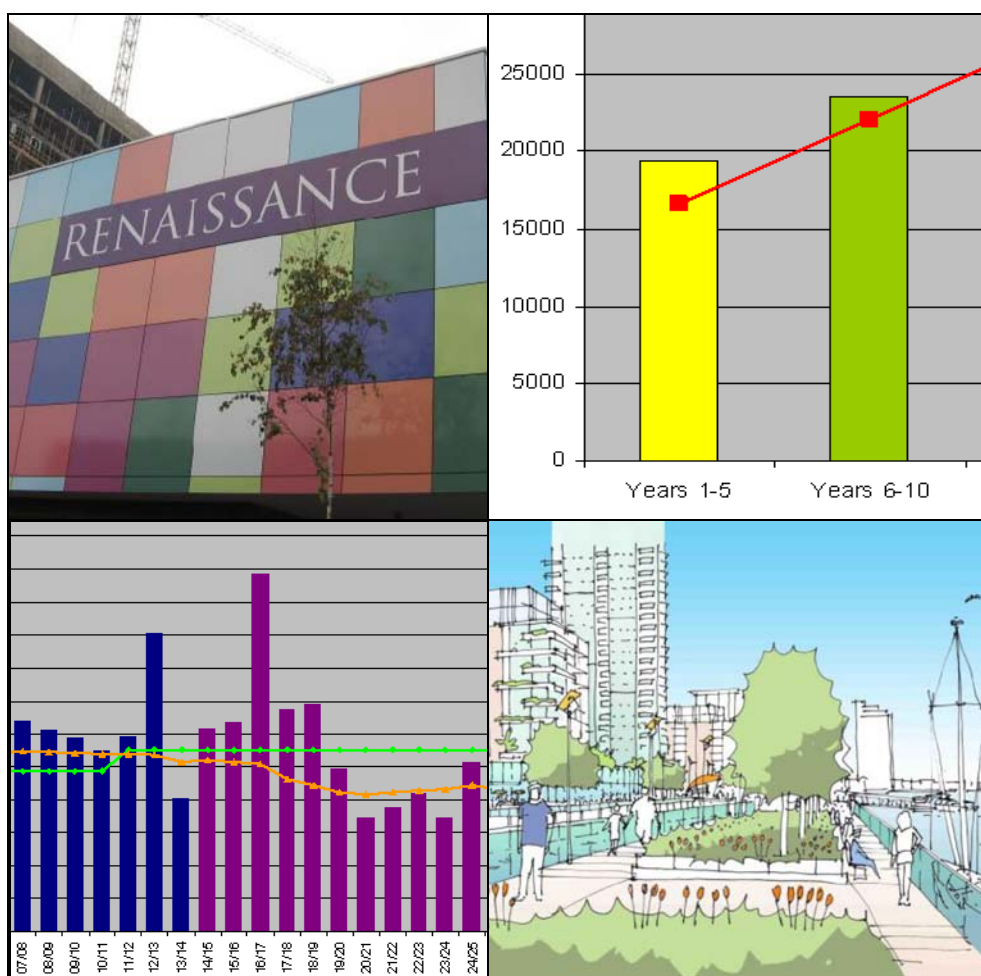


# Lewisham Housing Implementation Strategy 2013-14

April 2014





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# 1. OVERVIEW

This is a point-in-time report, and reflects the borough's housing land supply situation as it stood at 1 April 2014. The supply of housing land within Lewisham Borough is monitored on an annual basis.

This Housing Implementation Strategy seeks to:

- update the forecast for the supply of housing on deliverable sites from a new base of 1 April 2014<sup>1</sup>;
- provide a housing trajectory, taking a look at the supply of large housing development sites<sup>2</sup> for the next 15 years;
- assess whether the housing land site supply meets or exceeds the supply needed to meet the London Plan housing target;
- determine whether the housing land supply reflects the broad locations for housing growth identified in the borough's Core Strategy;
- assess the likelihood of sites being unimplemented, to determine the robustness of the housing land supply; and
- identify any monitoring actions needed to help ensure sites are developed at the time needed to ensure continuity of supply.

## 1.1 Summary of Main Findings

A range of findings is associated with the Housing Implementation Strategy. These findings are highlighted in yellow boxes throughout the report, and the main findings are summarised below.

The Housing Implementation Strategy demonstrates that: an annually fluctuating amount of dwellings is anticipated to be built in the next 15 years;

- 7,147 dwellings, 48% of the housing land supply shown in the housing trajectory, is anticipated to be built in years 1-5 (2015/16 – 2019/20). This frontloading of sites allows the 5-year London Plan target to be exceeded by 2848 dwellings and will result in a 18% oversupply by 2019/20 (significantly above the 5% buffer required in the NPPF);
- When broadening the land supply to include small sites<sup>2</sup> that are under construction or that have planning permission but have not yet started to be built, the oversupply compared to the London Plan target as at 2019/20 rises to 29%;
- Together with good performance in the past (with a cumulative oversupply of 982 dwellings (10%) in the last 10 years), the housing trajectory shows that a total of 27,038 dwellings have been completed or are anticipated to be built between 2004/05 and 2029/30. This results in a small undersupply of 572 dwellings on large sites by 2029/30 compared to the London Plan target, which can be compensated by the anticipated supply from small sites (444 dwellings per year, based on past performance);
- To offset 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 717 in 2027/28 before starting to rise again;
- The 15-year housing land supply consisting of 65 large sites in the housing trajectory will create a

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

<sup>2</sup> Large sites consist of 10 or more dwellings, small sites consist of less than 10 dwellings.

spread of new housing across the borough that reflects the broad locations for housing growth identified in the Core Strategy, with 66% of the anticipated dwellings located in Deptford and New Cross, 15% in Lewisham town centre, 10% in Catford town centre, 2% in district hubs, 3% in local hubs and 4% in areas of stability and managed change;

- There is a high probability that housing will be developed when planned, as only 13% of anticipated dwellings are identified as having a medium or medium-high risk of not being implemented when forecast;
- 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 five years of the fifteen year period, it is considered that there is resilience and flexibility in the housing land supply, and there is confidence that the five-year housing target can be met; and
- No Council intervention is needed at this stage, but monitoring of the progress in redeveloping of sites should continue.

## 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.<sup>3</sup>
- a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the planning period.

A summary of the 5-year supply is reported in the Council's [Annual Monitoring Report](#) (AMR), published each December. Guidance from the Department for Communities and Local Government states that the 5-year period should start the following April. So for the AMR published in December 2014, the 5-year period is **1 April 2015 to 31 March 2020**.

### 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.<sup>4</sup> 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.

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<sup>3</sup> NPPF, paragraph 47

<sup>4</sup> NPPF, paragraph 47





### 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.<sup>5</sup> 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 identifies four types of locations:

1. regeneration and growth areas
2. district hubs
3. local hubs
4. areas of stability and managed change

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 of 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.

Spatial policy area (location)	Forecast housing provision	
	Number	%
<b>Regeneration and growth areas consisting of:</b>	<b>14,975</b>	<b>82.4%</b>
- Lewisham town centre	2,600	14.3%
- Catford town centre	1,750	9.6%
- Deptford-New Cross (DNX)	10,625	58.5%
<b>District hubs<sup>6</sup></b>	<b>None specified</b>	<b>0%</b>
<b>Local hubs<sup>7</sup></b>	<b>600</b>	<b>3.3%</b>
<b>Areas of stability and managed change<sup>8</sup></b>	<b>2,590</b>	<b>14.3%</b>
<b>Total</b>	<b>18,165</b>	<b>100%</b>

**Table 1: Forecast housing distribution across the borough up till 2025/26<sup>9</sup>**

<sup>5</sup> Adopted by the Council 29 June 2011

<sup>6</sup> Covering the District Town Centres of Blackheath, Forest Hill, Lee Green, Sydenham, and their immediate surrounding residential neighbourhoods

<sup>7</sup> Covering Brockley Cross, Hither Green and Bell Green

<sup>8</sup> Covering the remaining areas of the borough

<sup>9</sup> As detailed in Section 6 of the Lewisham Core Strategy

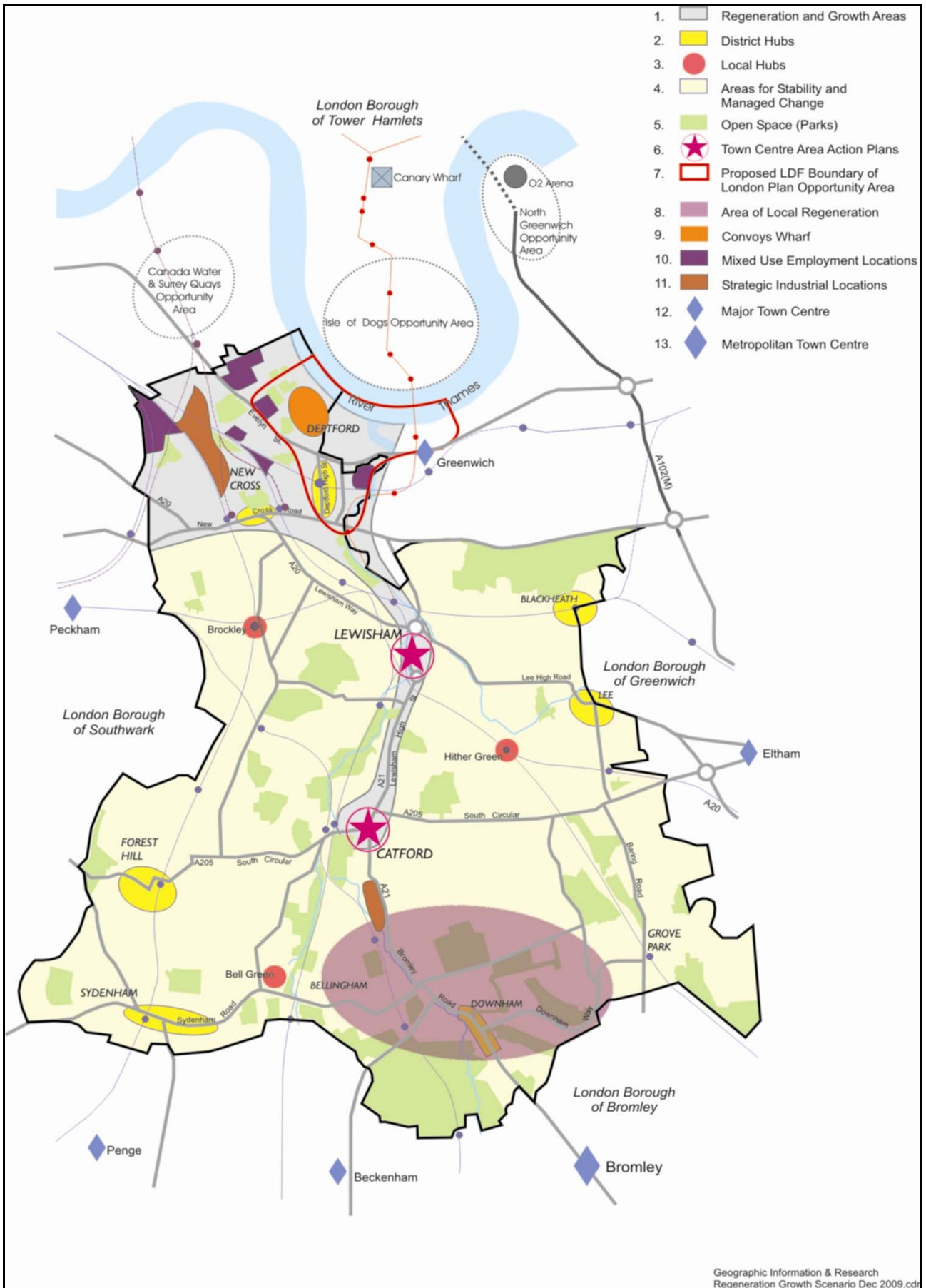


Figure 1: Core Strategy 2011 key diagram, showing regeneration locations

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 2029/30.

<b>Additional homes (net)</b>	<b>Target</b>
Conventional supply (dwellings)	1,088
Non self-contained	17
Vacant dwellings returned to use	0
<b>Annual Total</b>	<b>1,105</b>
<b>5-year target (15/16-19/20)</b>	<b>5,525</b>
<b>10-year target (15/16-24/25) (rolled forward)</b>	<b>11,050</b>
<b>15-year target (15/16-29/30) (rolled forward)</b>	<b>16,575</b>

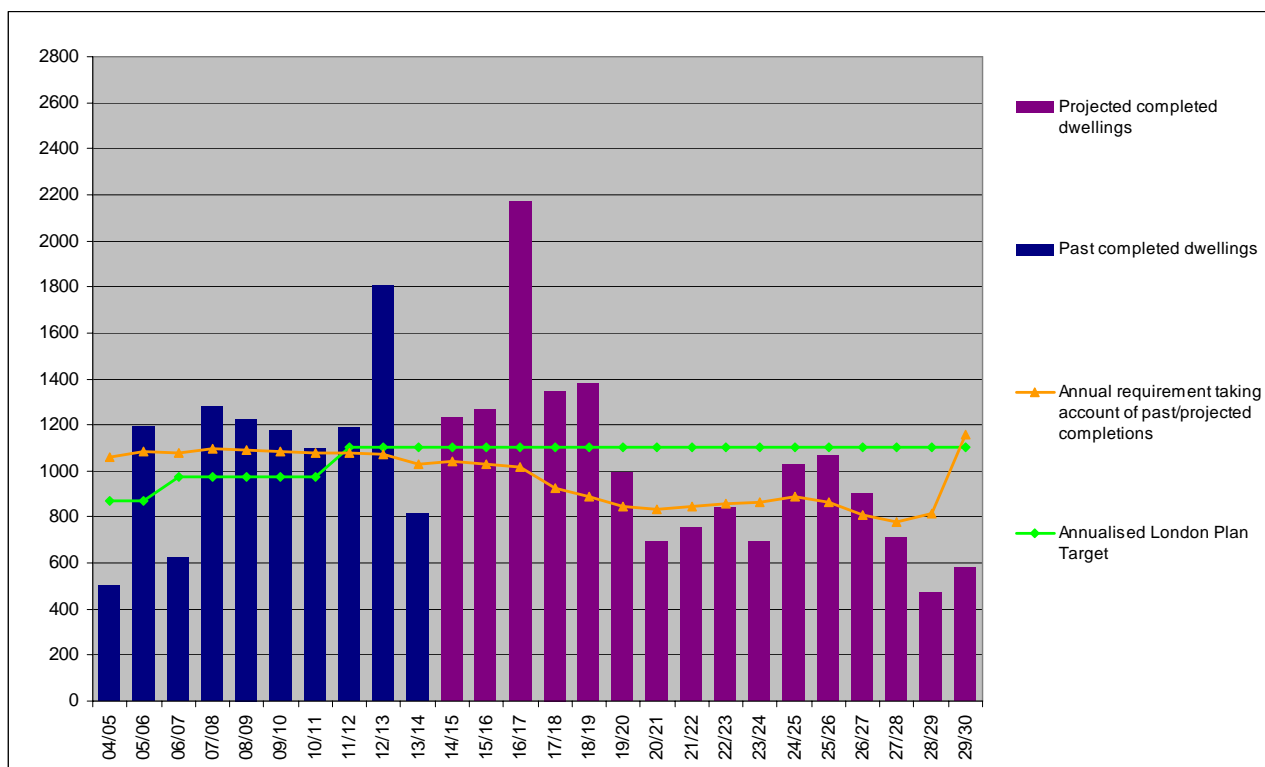
**Table 2: Lewisham housing target as detailed in the 2011 London Plan**

### 3.2.2 Housing Trajectory 2004/05 - 2029/30

This section considers the anticipated net additional dwellings capable of being delivered each year until 2029/30 through a housing trajectory.<sup>10</sup> 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).

<sup>10</sup> In accordance with the requirements outlined in the NPPF, paragraph 47



**Figure 2: Housing trajectory 2004/05 - 2029/30**

Figure 2 shows a housing trajectory that covers the period 2004/05 to 2029/30. It consists of:

- the total net completions from 2004/05 to 2013/14 (shown as dark 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 either under construction, have planning permission, are identified as site allocations in Local Plans or have been identified as suitable for housing in the SHLAA<sup>11</sup>.

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 between 2004/05 and 2011/12<sup>12</sup>). Hence the 15-year land supply shown on the housing trajectory is considered to be the minimum supply that will come forward.

Figure 2 shows:

- that there has been a fluctuating supply of housing completions in the past 10 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.

<sup>11</sup> The Council identified the sites then fed them into the 2013 London-wide Strategic Housing Land Availability Assessment.

<sup>12</sup> 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 (2015/16 - 2019/20) (highlighted in yellow), 6-10 years (2020/21 - 2024/25, green) and 11-15 years (2025/26 - 2029/30, blue).

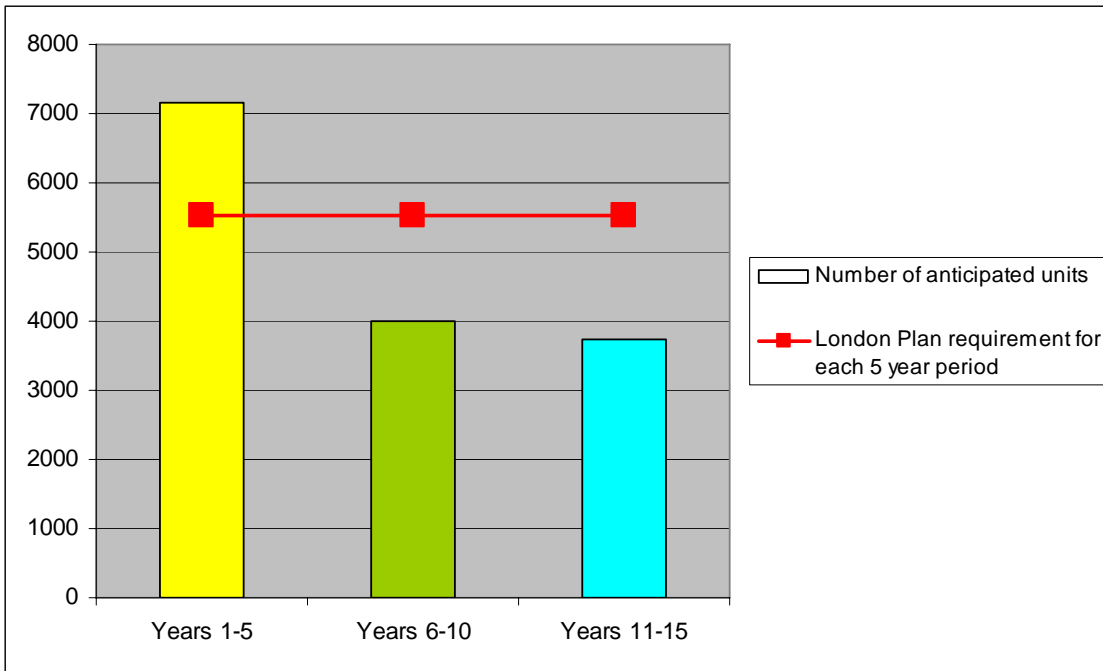
Year	1 15/16	2 16/17	3 17/18	4 18/19	5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30
Anticipated future dwellings	1266	2168	1345	1378	990	695	752	841	694	1029	1066	900	711	472	585
<i>i) For each 5-year period:</i>															
Anticipated future dwellings for 5-year period	7,147					4,011					3,734				
London Plan Target for 5-year period	5,525					5,525					5,525				
Number of dwellings above or below 5-year London Plan target	1,622					-1,514					-1791				
<i>ii) Cumulative over 15 years:</i>															
Cumulative anticipated future dwellings	7,147					11,158					14,892				
Cumulative London Plan Target	5,525					11,050					16,575				
Dwellings above or below cumulative London Plan target	+1622					+108					-1,683				

**Table 3: 15-year land supply<sup>13</sup>**

<p>Table 3 shows a total of 14,792 dwellings are anticipated to be built in the next 15 years comprising:</p> <ul style="list-style-type: none"> <li>• 7,147 dwellings or an average of 1,429 dwellings per annum in years 1-5 (2015/16- 2019/20). This equates to 48% of the housing land supply in the housing trajectory and creates a front loading of sites.</li> <li>• 4,011 dwellings or an average of 802 dwellings per annum in years 6-10 (2020/21- 2024/25). This equates to 27% of the housing land supply in the housing trajectory.</li> <li>• 3,734 dwellings or an average of 747 dwellings per annum in years 11-15 (2025/26- 2029/30). This equates to 25% of the housing land supply in the housing trajectory.</li> </ul>
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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.

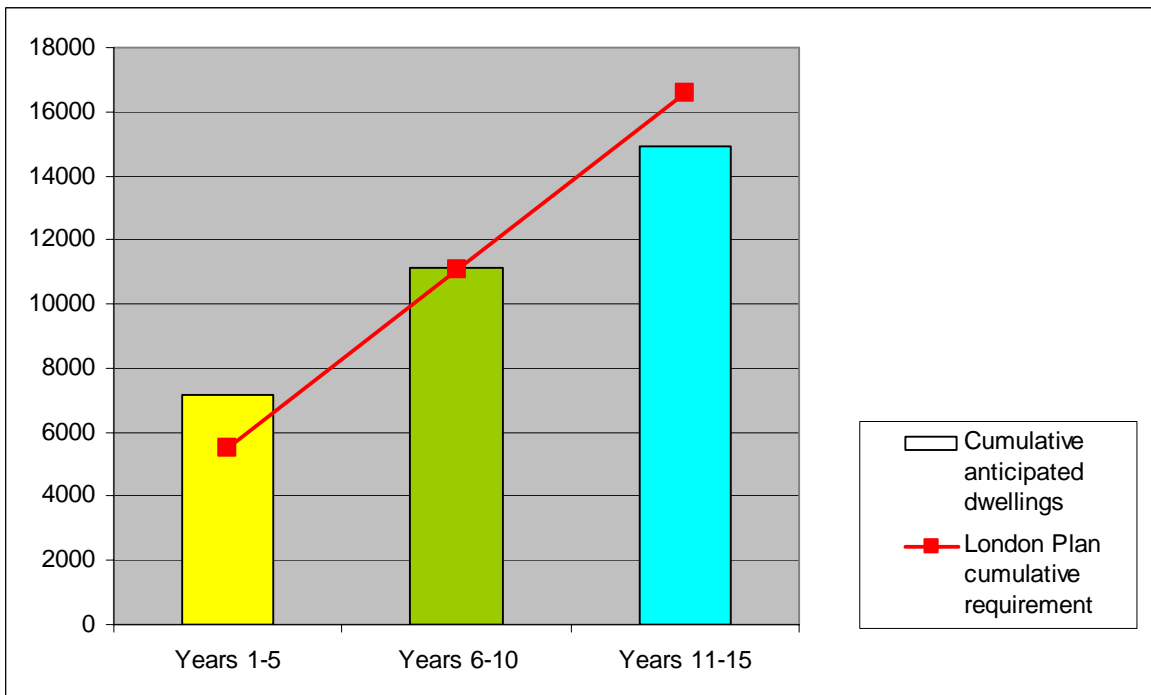
<sup>13</sup> Exact figures for years 2004/05 to 2011/12 and anticipated figures for 2013/14 can be found in Table 4.



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

Table 3 and Figure 3 show:

- the supply for the first five-year period is anticipated to provide 7,147 dwellings. This exceeds the 5-year London Plan target (5,525 dwellings) by 1,622 and will result in a 29% oversupply, significantly above the 5% buffer required in the NPPF.
- the supply anticipated for years 6-10 is 4,011 dwellings. This is below the 5-year London Plan target, resulting in a shortfall of 1,214 dwellings.
- the supply anticipated for years 11-15 is 3,734 dwellings. This is below the 5-year London Plan target, resulting in a shortfall of 1,791 dwellings.



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

Table 3 and Figure 4 show:

- the cumulative supply by year 5 is anticipated to develop 7,147 dwellings. This exceeds the cumulative 5-year London Plan target (5,525 dwellings) by 1,622.
- the cumulative supply by year 10 is 11,158 dwellings. This is just above the 10 year cumulative London Plan target (11,050 dwellings), resulting in an oversupply of 108 dwellings.
- the cumulative supply by year 15 is 14,892 dwellings. This is below the 15-year cumulative London Plan target (16,575 dwellings), resulting in a shortfall of 1,683 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 10 year period 2004/05 to 2013/14<sup>14</sup>. 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.

Measure	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
<b>Total net completions</b>	503	1,197	628	1,278	1,223	1,179	1,096	1,188	1,805	752
<b>Cumulative net completions</b>	503	1,700	2,328	3,606	4,829	6,008	7,104	8,292	10,097	10,849
<b>London Plan annual target</b>	870	870	975	975	975	975	975	1,105	1,105	1,105
<b>Cumulative London Plan target</b>	870	1,740	2,715	3,690	4,665	5,640	6,615	7,720	8,825	9,930
<b>Cumulative completions above/below cumulative London Plan target</b>	-367	-40	-387	-84	+164	+368	+489	+572	+1272	+919

**Table 4: Net additional dwellings completed between 2004/05 to 2013/14**

Table 4 shows that during 2004/05 to 2013/14:

- a total of 10,849 dwellings were completed against the London Plan cumulative target (9,930).
- an average of 1,085 per year were completed each year, slightly below the London Plan annual target (1,105).
- cumulatively, there have been 919 more dwellings completed than the cumulative London Plan target, creating a 9% oversupply.

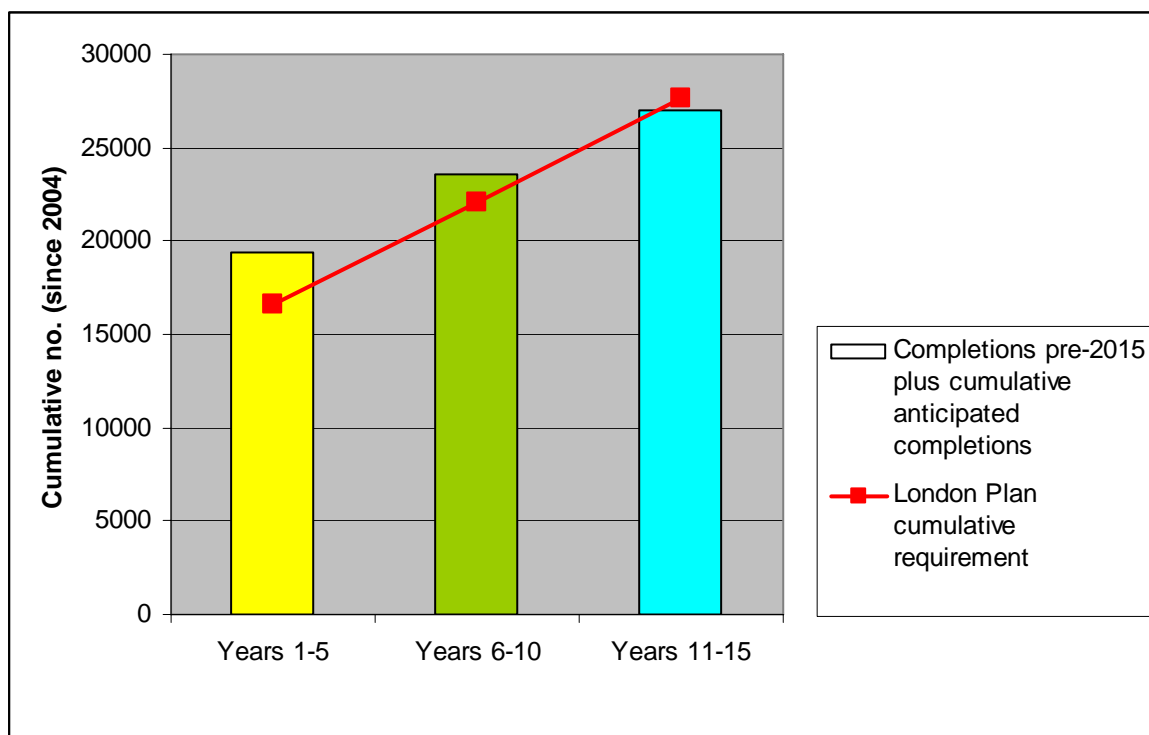
Table 5 looks at the anticipated dwellings to be built during years 1-5 (2015/16-2019/20) (highlighted in yellow), 6-10 years (2020/21 to 2024/25, green) and 11-15 years (2025/26 to 2029/30, blue) while also taking into account the amount of completions that took place in the past 10 years and the anticipated completions for the coming year (2014/15).

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

Measure	04/05 - 13/14	14/15	Years 1- 5 (15/16 - 19/20)					Years 6-10 (20/21 - 24/25)					Years 11-15 (25/26 - 29/30)				
Completed or anticipated future dwellings	10,849	1,234	7,147					4,011					3,734				
Cumulative completions	10,849	12083	19,293					23,304					27,038				
Cumulative London Plan Target	9,930	11,035	16,560					22,085					27,610				
No. dwellings above/below cumulative London Plan target	+919	+1,048	+2,733					+1,219					-572				
London Plan annual target taking account of past completions	1,030	1044	1031	1014	925	890	846	832	847	859	861	889	861	810	780	815	1157

**Table 5: Land supply taking into account past performance**

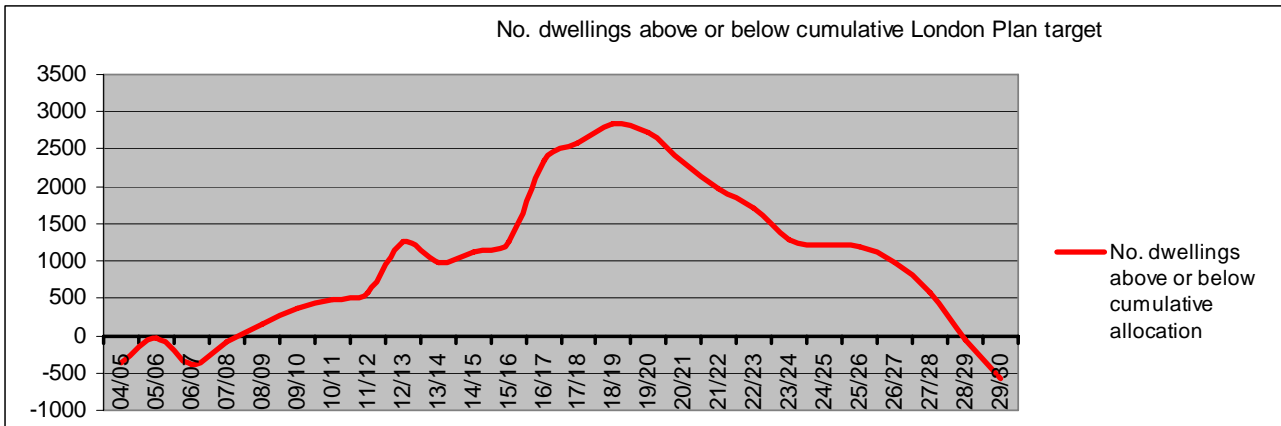
Figure 5 looks at the number of dwellings anticipated to be built cumulatively in each 5-year period, when compared against the cumulative London Plan target, having taken account of past performance.



**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 (each year's number taking account of past performance)**

Table 5 and Figures 2, 5 and 6 show that when taking account of past performance in the years 2004/05 to 2013/14:

- there was an undersupply of completions prior to 2007/08 compared to the London Plan cumulative target, but an oversupply since then.
- the cumulative number of dwellings anticipated to be built will exceed the cumulative London Plan target by 2,733 dwellings by year 5, and by 1,219 dwellings by year 10 but will tail off to result in a shortage of 572 dwellings by year 15.
- The excess supply will peak at 2648 in 2018/19.
- to compensate for the 10% additional supply in the years 204/05 to 20134/14 and the 29% front loading of dwellings in years 1-5, the adjusted annualised London Plan target reduces from a peak of 1,044 in 2014/15 to a low of 832 in 201/21 before climbing back up to 1,157 by the end of 2029/30 (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 only 4 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, it is expected that the actual number of completions by 2029/30 will exceed those shown in the housing trajectory. There 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 2004/05-2011/12<sup>15</sup>.

<sup>15</sup> As identified in the 2013 London wide SHLAA, Appendix 7

### 3.2.5 Large housing trajectory sites forming 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 plans<sup>16</sup>.

Table 6 shows the large sites that have been classed as being available, suitable and achievable for housing development within the 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 (2015/16-2019/20) (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 (2015/16-2019/20) (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 when they 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 2015/16 and 2019/20:

- 7,147 dwellings are proposed on 40 large sites. Of these:
  - 2,924 dwellings (41%) are on 7 sites within 5 strategic site allocations identified in the Core Strategy.
  - 1,980 dwellings (28%) are on 19 sites allocated in the Site Allocations Local Plan.
  - 802 dwellings (11%) are on 5 sites allocated in the Lewisham Town Centre Local Plan.
  - 1,441 dwellings (20%) are on 9 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.

<sup>16</sup> NPPF, footnote 11

Lewisham Housing Trajectory by Ward – Sites Contributing to 5-Year Supply 2015/16-2019/20 December 2014* All numbers are net additional dwellings for each site. Where approval is yet to be granted the dwelling numbers are indicative.			YEARLY TARGETS							15 YEARS TOTAL
			1	2	3	4	5	Total		
Dwelling target sources:			14/15	15/16	16/17	17/18	18/19	19/20	2015-2019	2015/16-2019/30
Annualised 2011 London Plan target (all dwellings):			1105	1105	1105	1105	1105	1105	5525	16,575
Conventional supply (self-contained):			1088	1088	1088	1088	1088	1088	5440	16,320
Non self-contained:			17	17	17	17	17	17	85	255
Housing Supply Sites 2014/15-2019/20 - Large Sites			FIVE YEAR SUPPLY 2015/16-2019/20							Balance (after 31 March 2020)
Ward	Site name/address	Total								
Black-heath	Heathside and Lethbridge Estate (estate renewal phase 3 ) ^	218	0	0	99	119	0	0	218	0
	<i>Independents Day Centre</i>	16	0	16	0	0	0	0	16	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>234</b>	<b>0</b>	<b>16</b>	<b>99</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>234</b>	<b>0</b>
Brockley	Coulgate St, Brockley (180 Brockley Rd)	25	0	0	25	0	0	0	25	0
	120, 122A and 136 Tanners Hill	58	0	58	0	0	0	0	58	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>83</b>	<b>0</b>	<b>58</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>0</b>
Evelyn	Arklow Rd MEL	100	0	0	0	0	50	50	100	0
	Oxestalls Rd MEL	904	0	0	70	70	70	103	313	591
	Plough Way (Marine Wharf West) ^	382	113	113	78	78	0	0	269	0
	Plough Way (Cannon Wharf, 35 Evelyn St)	679	87	87	97	97	97	50	428	164
	Plough Way (19 Yeoman St, Marine Wharf East)	180	0	0	0	0	0	60	60	120
	Convoys Wharf, Prince St	3514	0	0	0	147	147	168	462	3052
	Childers St (SR House) (MEL)	84	0	0	84	0	0	0	84	0
	Thanet Wharf (Creekside Village East)	226	0	0	0	113	113	0	226	0
	7-17 Yeoman St	33	33	0	0	0	0	0	0	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>6102</b>	<b>233</b>	<b>200</b>	<b>329</b>	<b>505</b>	<b>477</b>	<b>431</b>	<b>1942</b>	<b>3927</b>
Forest Hill	Tyson Rd (near Christian Fellowship site)	71	71	0	0	0	0	0	0	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>71</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Grove Park	Former United Dairies depot, 3 Barings Rd	75	75	0	0	0	0	0	0	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>75</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Lewis-ham Central	Nightingale Grove, Hither Green (Nos. 80-84, Mews Estate)	30	0	0	30	0	0	0	30	0
	Nightingale Grove, Hither Green (Driving Centre)	30	0	0	30	0	0	0	30	0
	35 Nightingale Grove, Hither Green	35	0	0	35	0	0	0	35	0
	37-43 Nightingale Grove, Hither Green	30	0	0	0	30	0	0	30	0
	Lewisham Gateway	800	96	0	277	85	130	130	622	82
	Loampit Vale (E & W of Elmira St) ^	195	97	98	0	0	0	0	98	0
	36-56 Lee High Rd	22	0	22	0	0	0	0	22	0
	58-64 Lee High Rd		14	0	0	0	0	0	0	-14
	Loampit Vale (W of Jerrard St - Thurston Rd industrial area)	415	103	194	118	0	0	0	312	0
	52-54 Thurston Rd	62	62	0	0	0	0	0	0	0
	Former Ladywell Leisure Centre	120	0	0	0	40	80	0	120	0
	Tesco, Conington Rd	250	0	0	100	100	50	0	250	0
	Old station yard, Springbank Rd	32	32	0	0	0	0	0	0	0
	Boones Almshouses, Belmont Park Lee	58	0	58	0	0	0	0	58	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>2079</b>	<b>404</b>	<b>372</b>	<b>590</b>	<b>255</b>	<b>260</b>	<b>130</b>	<b>1607</b>	<b>68</b>
New Cross	New Cross Gate station sites (29, 23-27 Goodwood Rd)	148	0	0	148	0	0	0	148	0
	Kent and Sun Wharf, Creekside	200	0	0	100	0	100	0	200	0
	Giffin St (master plan area)	310	0	0	110	100	100	0	310	0
	Deptford Project (Octavius St)	132	0	132	0	0	0	0	132	0
	Grinstead Rd	199	75	0	124	0	0	0	124	0
	Surrey Canal Triangle (Millwall football ground)	2365	0	0	193	193	193	191	770	1595
	New Cross Gate retail park/Sainsbury's site	200	0	0	0	0	100	100	200	0
	Kender Estate (estate renewal phase 4)	204	104	100	0	0	0	0	100	0
	Bond House, Goodwood Rd	78	0	0	78	0	0	0	78	0
	Marlowe Bus. Centre, Batavia Rd (Clifton Med. Centre)	114	114	0	0	0	0	0	0	0
	Former Deptford Green Secondary School, Amersham Vale	120	0	60	60	0	0	0	120	0
	Faircham Trading Estate	148	0	100	48	0	0	0	148	0
	Rollins House, 53-57 Rollins St	12	12	0	0	0	0	0	0	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>4230</b>	<b>305</b>	<b>392</b>	<b>861</b>	<b>293</b>	<b>493</b>	<b>291</b>	<b>2330</b>	<b>1595</b>
Rushey Green	Catford Greyhound Stadium, Adenmore Rd Catford	583	0	100	100	97	148	138	583	0
	Former Rising Sun PH, 88 Rushey Green	29	29	0	0	0	0	0	0	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>612</b>	<b>29</b>	<b>100</b>	<b>100</b>	<b>97</b>	<b>148</b>	<b>138</b>	<b>583</b>	<b>100</b>
Sydenham	<i>St Clements Heights, 165 Wells Park Rd Sydenham</i>	47	0	47	0	0	0	0	47	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>47</b>	<b>0</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>0</b>
Tele-graph Hill	111 & 115 Endwell Rd Brockley	40	0	20	20	0	0	0	40	0
	New Cross Gate NDC Centre, Besson St New Cross	68	0	0	68	0	0	0	68	0
	6 Mantle Rd Brockley	20	0	20	0	0	0	0	20	0
<b>TOTAL 2015/16-2019/30:</b>	<b>128</b>	<b>0</b>	<b>40</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>128</b>	<b>0</b>	
White-foot	Courts, 335-357 Bromley Rd	117	117	0	0	0	0	0	0	0
	Excalibur Estate (estate renewal)	193	0	41	76	76	0	0	193	0
	<b>TOTAL 2015/16-2019/30:</b>	<b>310</b>	<b>117</b>	<b>41</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>193</b>	<b>0</b>
<b>Total</b>		<b>13,971</b>	<b>1234</b>	<b>1266</b>	<b>2168</b>	<b>1345</b>	<b>1378</b>	<b>990</b>	<b>7147</b>	<b>5690</b>

**NOTES:**  
\* = Does not include windfalls  
\*\* = Estimate  
Pend/S106 = Approved by Planning Committee but awaiting completion of a Section 106 agreement  
^ = Part of the site has already been completed. The total figure represents the number of units that remain to be developed  
Italics = newly added sites in 2014  
Catford Centre redevelopment does not appear on the trajectory as it results in a net decrease of 76 dwellings.

**Table 6: 5-year housing delivery on large sites 1 April 2015 to 31 March 2020**

### 3.2.6 Total committed supply of housing 2014-15 and the next 1-5 years

Table 7 shows the total committed housing land supply for the coming year (2014/15) and the first 5 years (2015/16-2019/20). 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 2019/20 (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.

<b>Conventional supply</b>	
<b>Housing commitments – dwellings with planning permission not yet started to be built</b>	
Less than 10 dwellings (see Appendix 1)	277
10 dwellings or more (see Appendix 2)	4,133
<b>Housing commitments – dwellings under construction</b>	
Less than 10 dwellings (see Appendix 3)	187
10 dwellings or more (see Appendix 4)	2,488
<b>Allocated sites</b>	
Allocated large sites yet to be granted permission but expected to be developed in years 1-5 (see Appendix 5)	1,755
<b>Total committed land supply 2014/15 - 2019/20</b>	<b>8,840</b>
London Plan target for 2014/15 - 2019/20	<b>6,630</b>
<b>Excess supply</b>	<b>+2,210</b>

**Table 7: Total committed housing land supply for coming year and years 1-5 (2014/15-2019/20)**

<p>Table 7 shows that the total committed land supply for large and small sites for the coming year and years 1-5:</p> <ul style="list-style-type: none"> <li>• provides sufficient available, suitable and achievable sites up till 31 March 2020, with 8,840 dwellings.</li> <li>• exceeds the London Plan target for the same period (6,630 dwellings), by 2,210 dwellings, equivalent to an oversupply of 33%.</li> </ul>
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## 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 (2014/15) or the next 15 years (2015/16 – 2029/30).

### 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 designates 5 strategic sites, the development of which 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 2030.
- Non allocated sites – these sites are not allocated in Local Plans. Nevertheless these sites have been assessed as being suitable for residential development, and could come forward for development in the coming year or in the following 15 years. Appendix 11 shows non-allocated sites that have planning permission and/or are under construction. Appendix 12 shows the 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 2030.

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

- 7 sites within the 5 strategic site allocations consisting of 8,824 dwellings.
- 37 allocated sites with 4,328 dwellings, of which 1,601 (37%) already have planning permission.
- 21 non allocated sites with 2,974 dwellings, of which 1,765 (59%) 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. It encompasses:

- 26 sites in the Deptford and New Cross with 10,563 dwellings (66% of the total);
- 10 sites in Lewisham town centre with 2,428 dwellings (15% of the total);
- 5 sites in Catford town centre with 1,662 dwellings (10% of the total);
- 7 sites in district hubs with 398 dwellings (2% of the total);
- 7 sites in local hubs with 473 dwellings (3% of the total); and
- 10 sites in areas of stability and managed change with 602 dwellings (4% of the total).

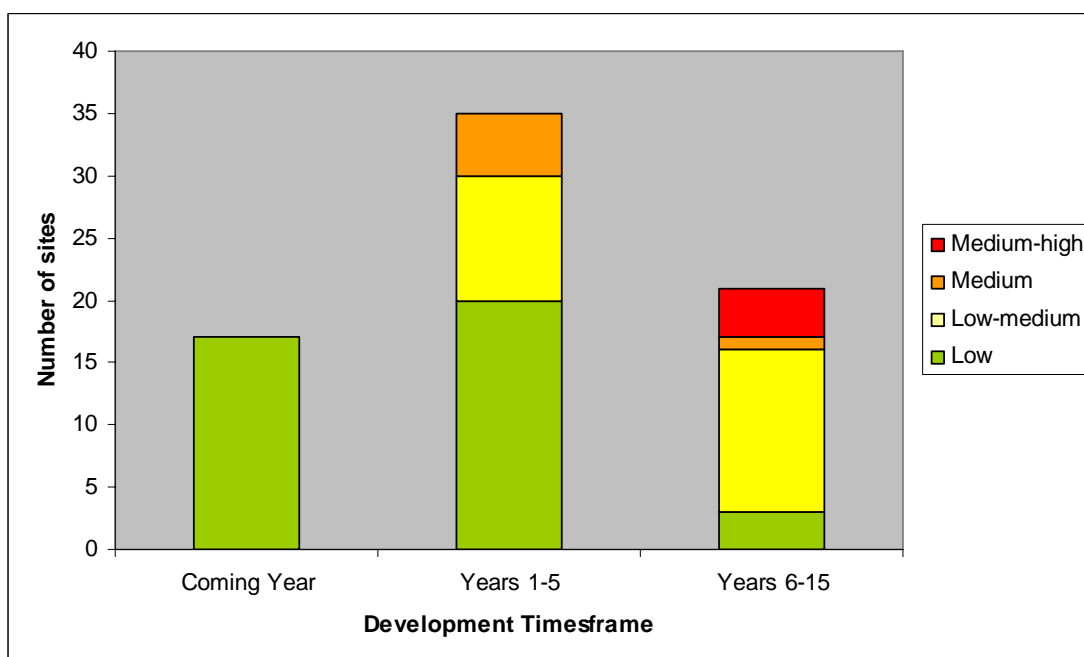
## 4.2 Risk Assessment

This section considers the risks of development delay for each site on the housing trajectory, which are identified in Appendices 8-12. The description of each level of risk is as follows.

Assessed risk of delay	Type of site Progress made
Low	<p>Sites that are progressing well including:</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>Sites that are at an early stage and are not currently stalled including:</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>Sites that are making slower progress than expected including:</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>Sites that are suitable for residential development but unlikely to be granted planning permission in the short term including:</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>

**Table 8: Site development delay risk descriptions**

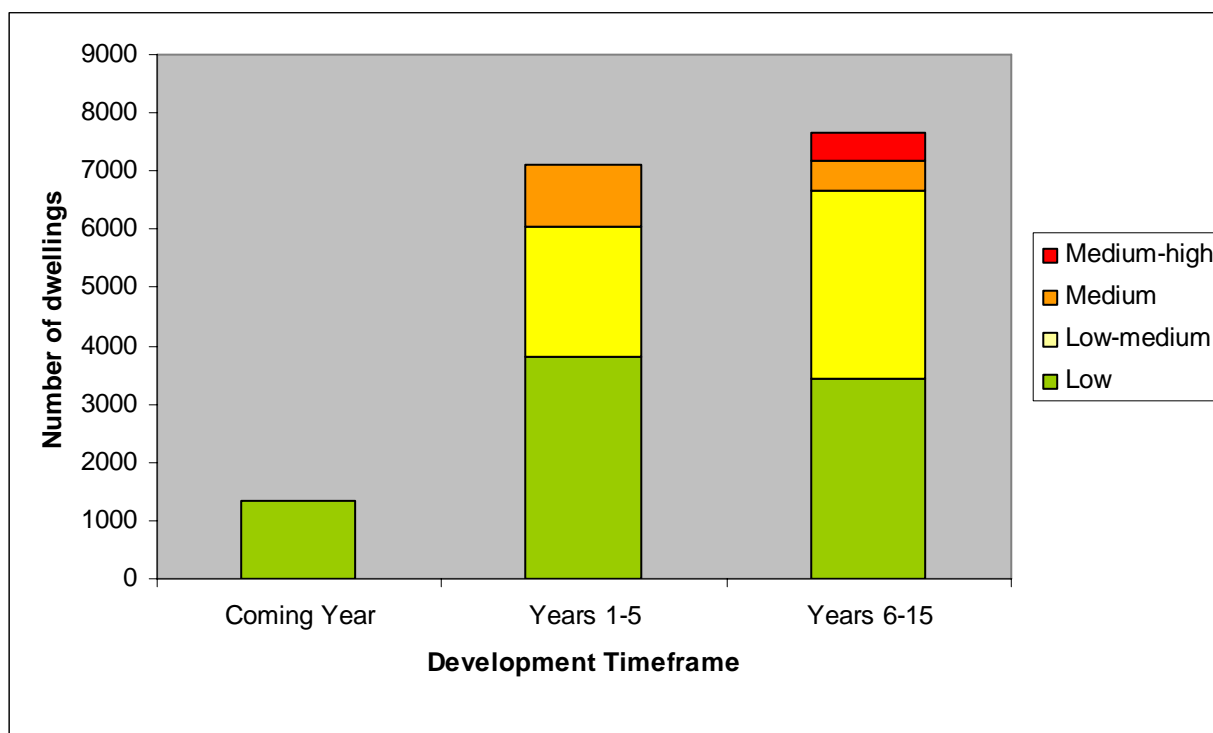
Figure 7 identifies the level of risk in terms of the number of sites being unimplemented, while Figure 8 identifies the level of risk in terms of the number of residential dwellings being unimplemented in the envisaged timeframes.



**Figure 7: Level of risk by number of sites**

Appendices 8-12 and Figure 7 show that, in terms of sites:

- All 17 sites programmed for the forthcoming year (2014/15) are identified as being at low risk of being unimplemented as programmed.
- The majority of the sites programmed for years 1-5 (2015/16-2019/20) are at low or low-medium risk of not being implemented as programmed. 5 of these sites are identified as being at medium risk of being unimplemented as programmed, with the possibility of some delays occurring.
- There is less certainty of the timing of developments programmed for the later years of the trajectory, but the majority of the sites phased during years 6-15 (2020/21-2029/30) are likely to be implemented as programmed in the trajectory. 5 of these sites are identified as being at medium or medium-high risk of being unimplemented as programmed.
- Overall, sites identified as being at medium or medium-high risk of being unimplemented as programmed account for 15% of the large sites.



**Figure 8: Level of risk by number of dwellings**

Appendices 8-12 and Figure 8 show that, in terms of number of dwellings:

- For dwellings programmed for completion in the forthcoming year (2014/15), all 1,234 are identified as being at low risk of being unimplemented as programmed.
- The majority of the dwellings phased for years 1-5 (2015/16-2019/20) are likely to be implemented as programmed. 1,010 dwellings are identified as having a medium risk of being unimplemented within the first 5 years, with the possibility of some delays occurring.
- There is less certainty of the timing of developments programmed for the later years of the trajectory, but the majority of the dwellings programmed for years 6-15 (2020/21-2029/30) are likely to be implemented as programmed. 1,020 dwellings are identified as having a medium risk and medium-high risk of being unimplemented.
- Overall, dwellings identified as being at medium risk or medium-high risk of being unimplemented account for 13% of the total dwellings in the housing trajectory.

The reason for assessing the level of risk is to provide a tool to ensure that overall the delivery of the sites is realistic and will come forward in a timely manner. The risk 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 in 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 22% during the first 5 years (2014/15 - 2019/20), 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 mostly 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 non-implementation 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 into the first 5 years of the trajectory period, it is considered that there is resilience and flexibility in the delivery strategy and that the first 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 or medium-high risk of non-implementation) 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, the Council's Planning Policy officers liaised with Development Management planners, Strategic Housing colleagues (to account for those schemes delivering affordable housing) and the applicants/developers of selected sites to confirm the timing of development (although timing may be subject to alteration). Site visits are also carried out to monitor progress on an annual basis. This particularly relates to those sites in the first 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.<sup>17</sup>

The Council, through annual updates of the Housing Implementation Strategy and the Annual Monitoring Report, carefully monitors 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.<sup>18</sup>

This assessment shows that there is anticipated to be a cumulative shortfall of 572 dwellings from large sites by 2029/30 compared to the cumulative London Plan target. However the supply of small sites (estimated to be 444 dwellings per year, based on past projections) will likely compensate for this shortfall. In addition, with an estimated 7,147 dwellings likely to come forward in years 1-5 (equivalent of an 18% oversupply compared to the London Plan housing target), and with only 15% 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 requirements of the NPPF the Council has sought to minimise its reliance on large windfall sites, as all major land development opportunities in 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.

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<sup>17</sup> NPPF, paragraph 47

<sup>18</sup> NPPF, paragraph 47



# APPENDICES



## APPENDIX 1: Schemes with planning permission (less than 10 dwellings) at 31 March 2014<sup>19</sup>

Applic- ation number	Site name and/or number	Primary street name	Postcode	Ward	Permiss- ion date	Resident -ial site area (ha)	Existing dwell- ings	Prop- osed dwell- ings	Net dwellings for coming year and years 1-15	Of which net dwellings in coming year and years 1-5	Progress
06/64056	Cannon Cinema, 4	Bromley Road	SE6 2TS	Rushey Green	49/11/2013	0.000	0	2	2	2	Not yet 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
09/72245	16	Coulgate Street	SE4 2RW	Brockley	29/03/2012	0.043		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
10/73571	22-23	Herschell Road	SE23 1EG	Crofton Park	05/08/2011	0.049		1	1	1	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
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
10/75312	43	Davenport Road	SE6 2AY	Rushey Green	03/05/2011	0.018	1	3	2	2	Not yet started
10/76186	195	Stanstead Road	SE23 1HP	Crofton Park	28/06/2011	0.007	1	2	1	1	Not yet started
10/76223	Land at 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
11/76379	136	Tanners Hill	SE8 4QD	Brockley	20/12/2011	0.090	0	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
11/76501	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
11/76704	10	Tressillian Road	SE4 1YE	Brockley	12/10/2011	0.029	1	3	2	2	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
11/77124	33	Beadnell Road	SE23 1AA	Crofton Park	08/06/2011	0.085		5	5	5	Not yet started

<sup>19</sup> Appendix 1 is ordered by borough planning application reference

11/77394	41 - 43	Nightingale Grove	SE13 6HE	Lewisham Central	27/03/2012	0.091		7	7	7	September 2013
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
11/77521	121	Lewisham High Street	SE13 6AT	Lewisham Central	10/01/2012	0.006		3	3	3	Not yet started
11/77524	5 Sandhurst 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
11/78041	1	Revelon Road	SE4 2PN	Telegraph Hill	22/02/2012	0.006		1	1	1	Not yet started
11/78237	465	New Cross Road	SE14 6TA	New Cross	05/11/2013	0.030	4	9	5	5	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
11/78645	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
11/78752	29	Tanners Hill	SE8 4PJ	Brockley	14/10/2013	0.009	0	1	1	1	Not yet started
11/78857	8-12 (evens)	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
12/79185	171	Kirkdale	SE26 4QH	Sydenham	24/04/2013	0.006	0	1	1	1	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
12/79498	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
12/79664	Unit 4	Ashby Mews	SE4 1TB	Brockley	20/11/2013	0.018	0	1	1	1	Not yet started
12/79846		Doggett Road	SE6 4PZ	Rushey Green	07/05/2013	0.061	0	9	9	9	Not yet started
12/79857	129	Woodyates Road	SE12 9JH	Lee Green	19/11/2012	0.000	1	0	-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

12/79937	Garages at rear of 19	Wickham Road	SE4 1PL	Brockley	31/03/2014	0.013	0	1	1	1	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
12/80315	Rear of 19	Longton Avenue	SE26 6RE	Sydenham	05/12/2013	0.047	0	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
12/80588	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
12/80721	127	Bromley Road	SE6 2NZ	Catford South	30/12/2013	0.048	1	3	2	2	Not yet 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
12/81047	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
12/81380	Commercial Units A & B, 3	Besson Street	SE14 5AE	Telegraph Hill	19/12/2013	0.008	0	2	2	2	Not yet started
12/81435	86-88	Lewisham High Street	SE13	Lewisham Central	13/09/2013	0.020	0	6	6	6	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
12/81559	Rear of 110	Kirkdale	SE26 4BG	Forest Hill	10/04/2013	0.014	0	1	1	1	Not yet started
12/81619	29	Ewelme Road	SE23 3BQ	Forest Hill	10/04/2013	0.055	1	6	5	5	Not yet started
12/81668		Dermody Road	SE13 5HB	Lee Green	19/12/2012	0.015		1	1	1	Not yet started
12/81699	Nuclear Institute, 1	Penerley Road	SE6 2LQ	Catford South	19/12/2012	0.083	2	1	-1	-1	Not yet started
12/81740	44-46	Bromley Hill	BR1 4JU	Downham	17/10/2013	0.062	2	6	4	4	Not yet started
12/82039	Unit 5	Ashby Mews	SE4 1TB	Brockley	03/12/2013	0.010	0	1	1	1	Not yet started
12/82083	286	Lewisham High Street	SE13 6JZ	Lewisham Central	19/12/2013	0.018	1	5	4	4	Not yet started
12/82200	139	Brookmill Road	SE8 4JH	Lewisham Central	12/02/2013	0.015		3	3	3	Not yet started
13/82316	Haywards Yard	Lindal Road	SE4 1EP	Crofton Park	28/01/2014	0.239	0	8	8	8	Not yet started
13/82434	25-27 Montpelier Vale & 4-5a	Tranquil Passage	SE3 0TJ	Blackheath	17/04/2013	0.020	0	6	6	6	Not yet started

13/82477	55	Courthill Road	SE13 6DN	Lewisham Central	08/04/2013	0.020	1	2	1	1	Not yet started
13/82539	33a	Sunderland Road	SE23 2PS	Perry Vale	15/08/2013	0.010	1	2	1	1	Not yet started
13/82688	90	Lewisham High Street	SE13 5JH	Lewisham Central	24/06/2013	0.006	0	1	1	1	Not yet started
13/82762	25	Brockley Rise	SE23 1JG	Crofton Park	29/11/2013	0.006	1	2	1	1	Not yet started
13/82900	185	Lawrie Park Gardens	SE26 6XJ	Sydenham	12/06/2013	0.048	1	1	0	0	Not yet started
13/82981	Garage site at	Kitto Road	SE14	Telegraph Hill	21/10/2013	0.035	0	2	2	2	Not yet started
13/82985	Rear of 129	Mayow Road	SE26 4HZ	Sydenham	04/03/2014	0.018	0	1	1	1	Not yet started
13/83005	5	Southend Lane	SE6 3AB	Downham	20/05/2013	0.007	1	2	1	1	Not yet started
13/83181	Land at Orchard Gardens Estate	Conington Road	SE13 7LQ	Lewisham Central	21/10/2013	0.033	0	3	3	3	Not yet started
13/83187	186	Malpas Road	SE4 1DH	Brockley	25/03/2014	0.030	1	2	1	1	Not yet started
13/83265	6a	Clifton Rise	SE14 6JP	New Cross	11/07/2013	0.004	0	1	1	1	Not yet started
13/83276	106	Brockley Rise	SE23 1NH	Crofton Park	10/09/2013	0.012	1	2	1	1	Not yet started
13/83375	Rear of 98	Kirkdale	SE26 4BG	Forest Hill	07/10/2013	0.004	0	1	1	1	Not yet started
13/83404	Stone's Garages site	Garsington Mews	SE4 1LL	Brockley	07/08/2013	0.034	0	1	1	1	Not yet started
13/83522	72-78	Nightingale Grove	SE13 6AU	Lewisham Central	31/03/2014	0.013	0	4	4	4	Not yet started
13/83530	181	Lee High Road	SE13 5PQ	Blackheath	12/07/2013	0.011	1	4	3	3	Not yet started
13/83619	136	Kirkdale	SE26 4BB	Forest Hill	19/03/2014	0.014	1	2	1	1	Not yet started
13/83626	258	Lee High Road	SE13 5PL	Lee Green	25/07/2013	0.006	1	2	1	1	Not yet started
13/83675	7-9	Brockley Cross	SE4 2AB	Brockley	06/09/2013	0.004	0	2	2	2	Not yet started
13/83753	2	Ladywell Road	SE13 7UP	Lewisham Central	06/09/2013	0.022	0	1	1	1	Not yet started
13/84092	Land adjacent to 32	Leathwell Road	SE8 4JL	Lewisham Central	18/09/2013	0.005	0	1	1	1	Not yet started
13/84374	5	Ryecroft Road	SE13 6EZ	Lewisham Central	18/11/2013	0.004	0	1	1	1	Not yet started
13/84436	Garages rear of 44-61	Mercator Road	SE13 5EN	Lewisham Central	17/09/2013	0.087	0	6	6	6	Not yet started
13/84462	Garages adjacent to 103	Manor Avenue	SE4 1TD	Brockley	09/12/2013	0.004	0	1	1	1	Not yet started
13/84478	Building G, Loampit Vale redevelopment site	Loampit Vale	SE13	Lewisham Central	07/03/2014	0.003	0	1	1	1	Not yet started
13/84491	3	Gladiator Street	SE23 1NA	Crofton Park	04/03/2014	0.054	1	3	2	2	Not yet started
13/84527	Land at 116	Malham Road	SE23 1AN	Crofton Park	05/03/2014	0.009	0	1	1	1	Not yet started
13/84634	Land adjacent to 81	Foxberry Road	SE4 2SS	Brockley	22/11/2013	0.008	0	1	1	1	Not yet started
13/84716	87	Old Road	SE13 5SU	Lee Green	24/03/2014	0.058	0	9	9	9	Not yet started
13/84805	392	Stanstead Road	SE6 4XB	Rushey Green	06/02/2014	0.003	0	1	1	1	Not yet started



13/84831	143	Longhill Road	SE6 1UB	Whitefoot	24/02/2014	0.034	1	2	1	1	Not yet started
13/84950	20	Watson's Street	SE8 4AU	New Cross	06/01/2014	0.022	0	1	1	1	Not yet started
13/85155	Garages to rear of 1	Dartmouth Terrace	SE10 8AX	Blackheath	11/02/2014	0.020	0	1	1	1	Not yet started
13/85243	2a	Amersham Vale	SE14 6LD	New Cross	13/01/2014	0.005	0	1	1	1	Not yet started
13/85316	Rear of 5	Sandhurst Road	SE6 1UP	Catford South	09/01/2014	0.008	0	1	1	1	Not yet started
13/85871	40	Wickham Road	SE4 1NZ	Brockley	18/03/2014	0.012	1	2	1	1	Not yet started
13/85335	Garages to west of Mulberry House	Blessington Road	SE13	Lewisham Central	15/01/2014	0.095	0	2	2	2	Not yet started
13/85336	Land at rear of 6	Manor Park	SE13 5RN	Lee Green	20/01/2014	0.019	0	1	1	1	Not yet started
13/85407	Haberdashers Askes Hatcham Boys	Pepys Road	SE14 5SF	Telegraph Hill	27/01/2014	0.000	1	0	-1	-1	Not yet started
13/85484	Admiral House, 1	Hospital Way	SE13 6UF	Lewisham Central	10/02/2014	0.004	0	1	1	1	Not yet started
13/85858	320	Brownhill Road	SE6 1AX	Catford South	20/03/2014	0.000	1	0	-1	-1	Not yet started
13/85994	74-76	Rushey Green	SE6 4HW	Rushey Green	13/02/2014	0.006	0	2	2	2	Not yet started
13/86000	25 1/2	Wickham Road	SE4 1PL	Brockley	24/03/2014	0.025	0	1	1	1	Not yet started
14/86069	John Ball Primary School	Southvale Road	SE3 0TP	Blackheath	04/03/2014	0.000	1	0	-1	-1	Not yet started
14/86324	47	Breakspears Road	SE4	Brockley	25/03/2014	0.048	1	1	0	0	Not yet started
<b>Total</b>							<b>63</b>	<b>340</b>	<b>277</b>	<b>277</b>	

## APPENDIX 2: Schemes with planning permission (10 or more dwellings) at 31 March 2014<sup>20</sup>

Applica-tion number	Site name and/or number	Primary street name	Postcode	Ward	Permiss-ion date	Resident-ial site area (ha)	Existing dwell-ings	Prop-osed dwell-ings	Net dwellings for coming year and years 1-15	Of which net dwellings for coming year and years 1-5	Progress
06/62788	36-56	Lee High Road	SE13 5PT	Lewisham Central	21/05/2008	0.080		22	22	22	Not yet started
06/62375 13/82493	Lewisham Gateway	Lewisham High Street	SE13	Lewisham Central	08/05/2009	3.350		800	800	590	Not yet started
07/62726 13/84895	Former Catford greyhound stadium	Adenmore Road	SE6 4RJ	Rushey Green	30/01/2009	4.260		583	583	583	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
09/73189	Crown, New Baltic, Park, Bridge and Victoria Wharves	Oxestalls Road	SE8	Evelyn	30/03/2012	3.026	1	905	904	383	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
10/75331	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
10/76229	Independents Day Centre	Independents Road	SE3 9LF	Blackheath	17/12/2013	0.062		16	16	16	Not yet started
11/76357	Surrey Canal Triangle, to north of	Surrey Canal Road	SE14	New Cross	30/03/2012	6.539	7	2,372	2,365	901	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
11/78175	Deptford Project: land fronting Deptford High Street, together with carpark	Octavius Street	SE8	New Cross	08/03/2012	0.382		132	132	132	Not yet started
11/78207	St Clements Heights, 165	Wells Park Road	SE26 6RP	Sydenham	19/11/2013	2.185	49	96	47	47	Not yet started
12/80369	180	Brockley Road	SE4 2RR	Brockley	28/02/2014	0.085		25	25	25	Not yet started
12/82000	Faircharm Trading Estate	Creekside	SE83DX	New Cross	15/10/2013	0.565		148	148	148	Not yet started
13/83358	Convoys Wharf	Prince Street	SE8 3JH	Evelyn	N/A	SSA2		3,514	3,514	462	Not yet started

<sup>20</sup> Appendix 2 is ordered by borough planning application reference  
LDF Lewisham Housing Implementation Strategy (December 2014)

13/84378	Deptford Centre	Speedwell Street	SE8 4AT	New Cross	06/03/2014	0.003	0	1	1	1 <sup>20</sup>	Not yet started
13/84378	Deptford Centre	Speedwell Street	SE8 4AT	New Cross	06/03/2014	0.003		21	21	21 <sup>21</sup>	Not yet started
13/84686	120, 120a and 136	Tanners Hill	SE8 4QD	Brockley	10/01/2014	0.440		58	58	58	Not yet started
<b>Total</b>							<b>370</b>	<b>9,750</b>	<b>9,380</b>	<b>4,133</b>	

<sup>21</sup> This is the construction of 1 self contained caretakers flat and 21 short term studio non self contained units  
LDF Lewisham Housing Implementation Strategy 2013-14 – December 2014

## APPENDIX 3: Schemes under construction (less than 10 dwellings) at 31 March 2014<sup>22</sup>

Application number	Site name and/or number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Net dwellings for coming year and years 1-15	Of which net dwellings for coming year and years 1-5	Construction start date
0150234	88	Deptford High Street	SE8 4RG	New Cross	09/05/2003	0.008	1	2	1	1	Dec 2005
04/57015	73	Deptford High Street	SE8 4AA	New Cross	24/01/2005	0.018		3	3	3	Feb 2010
07/66814	Rutland Arms public house, 55	Perry Hill	SE6 4LF	Bellingham	20/03/2008	0.038		9	9	9	Sep 2010
08/68447	11	Tewkesbury Avenue	SE23 3DG	Forest Hill	02/06/2008	0.032	1	1	0	0	May 2011
08/68951	Rear of 104	Deptford High Street	SE8 4NS	New Cross	15/07/2009	0.011		6	6	6	Sep 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	Nov 2009
08/70446	71	Dennetts Road	SE14 5LJ	Telegraph Hill	15/04/2009	0.020	2	3	1	1	Apr 2012
08/70576	17	Pearcefield Avenue	SE23 3EU	Forest Hill	28/04/2009	0.012		1	1	1	Jun 2010
09/71071	8	Parkfield Road	SE14 6QB	Brockley	29/10/2009	0.044		2	2	2	Oct 2012
09/71367	169-171	Sydenham Road	SE26 5HB	Sydenham	11/06/2009	0.027	1	6	5	5	Jun 2012
09/71700	365-367	Stanstead Road	SE6 4TZ	Rushey Green	19/01/2011	0.014		2	2	2	Apr 2013
09/72224	32	St Donatt's Road	SE14 6NR	Brockley	26/08/2010	0.042	1	2	1	1	Jan 2013
09/72662	22a-24	Sydenham Road	SE26 5QW	Sydenham	09/03/2011	0.120		9	9	9	Sep 2012
09/72697	Land between 105 -113	Marvels Lane	SE12 9PH	Grove Park	21/12/2009	0.058		5	5	5	Jul 2012
09/73063	32-34	Lee High Road	SE13 5PT	Lewisham Central	02/08/2010	0.009		3	3	3	Mar 2013
09/73099	61	Devonshire Road	SE23 3EW	Forest Hill	02/04/2010	0.094		9	9	9	Feb 2013
10/73461	5	Bromley Road	SE6 2TS	Rushey Green	13/04/2010	0.005				3	April 2013
10/73539	Land to rear of Hammersley House	Pomeroy Street	SE14 5BH	Telegraph Hill	25/11/2010	0.034		8	8	8	May 2013
10/73855	97 & 97a	Rushey Green	SE6 4AF	Rushey Green	09/06/2010	0.030		6	6	6	Nov 2011
10/74140	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	Blackheath	07/12/2010	0.049	35	23	-12	-12	Nov 2013

<sup>22</sup> Appendix 3 is ordered by borough planning application reference

10/74346	'Tree Tops' 2	The Hermitage	SE23 3QD	Forest Hill	13/07/2010	0.116	1	1	0	0	May 2013
10/74402	37	Abernethy Road	SE13 5QJ	Lee Green	25/08/2010	0.011		1	1	1	Jul 2013
10/74476	Garages at rear of	Canadian Avenue	SE6 3JH	Catford South	06/09/2010	0.140		8	8	8	Jul 2012
10/74484	481-483	Downham Way	BR1 5HU	Downham	26/07/2010	0.063		5	5	5	Jul 2013
10/74616	73	Brownhill Road	SE6 2HF	Rushey Green	23/08/2010	0.034	1	2	1	1	Sep 2010
10/74983	Land adjacent to 29 (AKA 27)	Shipman Road	SE23 2DU	Perry Vale	14/01/2011	0.017		2	2	2	May 2012
10/74995	Site of 'The Haven' & 'Betuna'	Grove Park Road	SE9 4NU	Grove Park	04/02/2011	0.078	2	0	-2	-2	Jan 2014
10/75060	278-280	Kirkdale	SE26 4RS	Sydenham	22/09/2010	0.014		7	7	7	Jun 2014
10/75109	48	Davenport Road	SE6 2AZ	Rushey Green	21/11/2011	0.012		1	1	1	Jan 2012
10/75138	Garages rear of 18-24	Westdown Road	SE6	Rushey Green	19/10/2010	0.107				7	Oct 2013
10/75292	Land to side of 62	Westbourne Drive	SE23 2UN	Perry Vale	14/07/2011	0.043		1	1	1	Mar 2014
10/73432	Land to rear of 122	New Cross Road	SE14 5BA	Telegraph Hill	20/12/2010	0.066				5	Mar 2014
10/75529	Land to rear of 60- 66	Taunton Road	SE12 8PB	Lee Green	24/03/2011	0.068		1	1	1	Mar 2014
10/75666	63	Paragon Place	SE3 0SP	Blackheath	24/02/2011	0.016	2	1	-1	-1	Jun 2013
10/75821	48-48a	Springbank Road	SE13 6SN	Lewisham Central	07/03/2011	0.011		1	1	1	Jan 2014
10/76083	424	New Cross Road	SE14 6TY	Brockley	14/02/2011	0.025	1	2	1	1	Feb 2014
10/76101	475-477	New Cross Road	SE14 6TA	New Cross	07/04/2011	0.018		7	7	7	Jan 2012
10/76104	Site at Laurel Grove – rear of 201	Sydenham Road	SE26 5HF	Sydenham	20/08/2012	0.025		3	3	3	Feb 2013
11/76348	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	Blackheath	22/07/2011	0.015		1	1	1	Nov 2013
11/76368	358	Verdant Lane	SE6 1TP	Whitefoot	29/03/2011	0.008				1	Jan 2014
11/76437	93-95	Rushey Green	SE6 4AF	Rushey Green	07/04/2011	0.048	2	9	7	7	Mar 2014
11/76636	2	Hazelbank Road	SE6 1TL	Catford South	18/07/2011	0.022		1	1	1	May 2012
11/76643	Rear of 79	Cranston Road	SE23 2EZ	Perry Vale	21/04/2011	0.012		1	1	1	May 2013
11/76671	56a	Rockbourne Road	SE23 2DD	Perry Vale	07/04/2011	0.064	1	3	2	2	Aug 2012
11/76778	9a	Lutwyche Road	SE6 4EP	Perry Vale	13/06/2011	0.041		5	5	5	Apr 2013
11/76798	13	Havelock Walk	SE23 3HG	Forest Hill	11/05/2011	0.014		2	2	2	Aug 2012
11/76804	Land to rear of 40 & 42	Canonbie Road	SE23 3AP	Forest Hill	13/05/2011	0.025		3	3	3	Mar 2014
11/76939	Rear of 435	New Cross Road	SE14 6TA	New Cross	19/05/2011	0.020		4	4	4	Jun 2012
11/77106	67	Arbuthnot Road	SE14 5NP	Telegraph Hill	12/07/2011	0.024	1	2	1	1	Jul 2013
11/77112	2	Elswick Road	SE13 7SR	Ladywell	21/06/2011	0.112		7	7	7	Mar 2014

11/77196	255-269	Sydenham Road	SE26 5EN	Sydenham	30/03/2012	0.105	32	17	-15	-15	Apr 2013
11/77209	24	Catford Hill	SE6 4PX	Rushey Green	01/11/2011	0.010	1	3	2	2	Jul 2013
11/77223	1-5	Mercy Terrace	SE13 7UX	Ladywell	31/05/2012	0.013	1	3	2	2	Mar 2014
11/77226	Land at rear of 237	Brownhill Road	SE6 1AA	Rushey Green	30/05/2012	0.007		1	1	1	Nov 2013
11/77261	Army Cadet Force Hut	Arlington Close	SE13 6JQ	Lewisham Central	01/07/2011	0.038		7	7	7	Feb 2013
11/77353	100	New Cross Road	SE14 5BA	Telegraph Hill	26/08/2011	0.016	1	3	2	2	Oct 2013
11/77424	Sydney Arms, 122	Lewisham Road	SE13 7NL	Lewisham Central	30/03/2012	0.017		7	7	7	May 2013
11/77433	15	Davids Road	SE23 3EP	Forest Hill	21/06/2012	0.020		5	5	5	Mar 2013
11/78107	111a	Bovill Road	SE23 1EL	Crofton Park	05/07/2012	0.016		1	1	1	Nov 2012
11/78155	143	Bromley Road	SE6 2NZ	Catford South	05/12/2011	0.050	1	4	3	3	Feb 2014
11/78512	447 - 453	New Cross Road	SE14 6TA	New Cross	12/03/2012	0.019		8	8	8	Apr 2012
11/78614	51	Gosterwood Street	SE8 5NZ	Evelyn	27/03/2012	0.013		1	1	1	Jan 2014
11/78741	Rear of 41-43	Springbank Road	SE13 6SN	Lewisham Central	14/11/2012	0.019		6	6	6	Apr 2013
12/79331	Rear of 163	Kirkdale	SE6 4QJ	Forest Hill	18/09/2012	0.010		1	1	1	Jun 2013
12/80538	Imperial Works (former RH Adams Ltd site)	Hindsley's Place	SE23 2NQ	Perry Vale	11/09/2012	0.036		6	6	6	Oct 2013
12/80793	134	Lewisham Way	SE14 6PD	Brockley	23/10/2012	0.019	1	3	2	2	Nov 2012
12/80842	1	Baring Road	SE12 0JP	Grove Park	12/09/2012	0.043	4	2	-2	-2	Jan 2013
12/80892	Rear of 6, Sandhurst Market	Sandhurst Road	SE6 1DL	Catford South	15/10/2012	0.007		1	1	1	Feb 2013
12/81211	18-20	Havelock Walk	SE23 3HG	Forest Hill	14/12/2012	0.018		2	2	2	Marc 2013
12/81512	403-407	New Cross Road	SE14 6LA	New Cross	01/03/2013	0.000	3	0	-3	-3	May 2013
12/81649	105	Brownhill Road	SE6 4AF	Rushey Green	20/03/2013	0.002		1	1	1	May 2013
12/82160	14	Waldram Park Road	SE23 2PN	Perry Vale	12/06/2013	0.056	1	8	7	7	Aug 2013
13/82397	23	Lee Terrace	SE3 9TE	Blackheath	14/10/2013	0.065	1	2	1	1	Jan 2014
13/82479	29	Manor Avenue	SE4 1PE	Brockley	28/03/2013	0.046	2	1	-1	-1	Feb 2014
13/83040	6	Morley Road	SE13 6DQ	Lewisham Central	19/09/2013	0.000	1	0	-1	-1	Mar 2014
13/83153	89a	Rushey Green	SE6 4AF	Rushey Green	05/06/2013	0.080	1	2	1	1	Jul 2013
13/83489	Land to rear of 323	Lewisham High Street	SE13 6JZ	Lewisham Central	09/08/2013	0.020	0	2	2	2	Feb 2014
13/84466	39	Beacon Road	SE13 6ED	Lewisham Central	22/10/2013	0.024	1	2	1	1	Jan 2014
<b>Total</b>							<b>104</b>	<b>277</b>	<b>173</b>	<b>187</b>	

## APPENDIX 4: Schemes under construction (10 or more dwellings) at 31 March 2014<sup>23</sup>

Application number	Site name and/or number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Net dwellings for coming year and years 1-15	Of which net dwellings for coming year and years 1-5	Construction start date	
03/55117	Rollins House, 55-57	Rollins Street	SE15 1EP	New Cross	05/11/2007	0.093		12	12	12	Sep 2008	
08/68523	Cannon Wharf, Business Centre, 35	Evelyn Street	SE8 5RT	Evelyn	30/03/2012	1.249		679	679	515	Aug 2013	
09/71246	Loampit Vale, land on south side, E + W	Elmira Street	SE13	Lewisham Central	15/03/2010	1.842		195*	195	195	Aug 2010	
09/71953	Land rear of Christian Fellowship Centre, 15-17a	Tyson Road	SE23 3AA	Forest Hill	22/04/2010	0.922	3	74	71	71	Jan 2013	
09/73064	58-64	Lee High Road	SE13 5PT	Lewisham Central	02/08/2010	0.062		14	14	14	Apr 2013	
09/73135	Courts, 335-337	Bromley Road	SE6 2RP	Whitefoot	12/03/2010	0.536		117	117	117	Jan 2012	
10/73437	Marine Wharf West	Plough Way	SE16 7UE	Evelyn	20/09/2011	2.868		382*	382	382	Nov 2011	
10/74455	Former Rising Sun PH 88	Rushey Green	SE6 4HW	Rushey Green	12/11/2010	0.189		29	29	29	Oct 2013	
10/75911	Old Station Yard	Springbank Road	SE13 6SS	Lewisham Central	03/10/2011	0.130		32	32	32	Aug 2012	
10/76005	Loampit Vale, Thurston Road Industrial Estate, west of	Jerrard Street	SE13 7SH	Lewisham Central	27/03/2012	0.791		415	415	415	Jan 2014	
11/76836	Former United Dairies Depot, 2	Baring Road	SE12 0PP	Grove Park	23/12/2011	0.562		75	75	75	Jul 2012	
11/77408	7-17	Yeoman Street	SE8 5DT	Evelyn	30/03/2012	0.073		33	33	33	Oct 2013	
11/77530	Former Clifton Medical Centre, Marlowe Business Centre, 23-27	Clifton Rise & Batavia Road	SE14	New Cross	19/03/2012	0.370		114	114	114	Oct 2013	
11/77754	52-54	Thurston Road	SE13 7SD	Lewisham Central	26/10/2011	0.267		62	62	62	Feb 2013	
12/79828	Phase 4 Kender Triangle	Queens Road	SE14	New Cross	18/03/2013	1.746		204	204	204	Sep 2013	
12/81169	Phase 3 Heathside & Lethbridge Estate	Blackheath Hill	SE10	Blackheath	22/03/2010	5.151		218	218	218	Sep 2013	
<b>Total</b>								<b>3</b>	<b>2,655</b>	<b>2,652</b>	<b>2,488</b>	

\* remaining

<sup>23</sup> Appendix 4 is ordered by borough planning application reference

## APPENDIX 5: Site allocations (10 or more dwellings) years 1-5 without planning permission at 31 March 2014<sup>24</sup>

Application number	Site name and/or number	Primary street name	Postcode	Ward	Permission date	Site allocation	Existing dwellings	Proposed dwellings	Net total dwellings for coming year and years 1-15	Of which net dwellings for coming year and years 1-5	Construction start date
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
	Marine Wharf East	Plough Way, 19 Yeoman Street	SE8	Evelyn	N/A	SSA5		180	180	60	N/A
	Arklow Road MEL		SE8 5JT	Evelyn	N/A	SA9		100	100	100	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
	2 sites at Brockley Cross	6 Mantle Road	SE4 2RR	Telegraph Hill	N/A	SA28		20	20	20	N/A
	2 sites at Brockley Cross	111 & 115 Endwell Road	SE4 2RR	Telegraph Hill	N/A	SA30		40	40	40	N/A
	4 sites at Nightingale Grove	Hither Green	SE13 6DZ	Lewisham Central	N/A	SA32 SA3 SA34 SA35		125	125	125	N/A
<b>Total</b>								<b>1,975</b>	<b>1,975</b>	<b>1,755</b>	

<sup>24</sup> Appendix 5 is ordered by borough planning application reference  
LDF Lewisham Housing Implementation Strategy 2013-14 – December 2014



## APPENDIX 6: Schemes (under 10 dwellings) – lapsed & superseded permissions 1 April 2013 to 31 March 2014<sup>25</sup>

(no longer contributing to the housing supply)

Application number	Site name/number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing total dwellings	Proposed dwellings	Date lapsed or superseded
<b>Lapsed permissions</b>									
09/73121	97-103	Florence Road	SE14 6QL	Brockley	03/06/2010	0.089		9	Jun 2013
10/73582	76	Springbank Road	SE13 6SX	Lewisham Central	28/04/2010	0.006		1	Apr 2013
10/73590	39	Kangley Bridge Road	SE26 5BA	Bellingham	23/04/2010	0.032		1	Apr 2013
10/73625	60	Pepys Road	SE14 5SD	Telegraph Hill	19/04/2010	0.013		1	Apr 2013
10/73734	10-12	London Road	SE23 3HF	Forest Hill	05/05/2010	0.022		4	May 2013
10/73989	7	Kent House Road	SE26 5LN	Sydenham	07/06/2010	0.004		1	Jun 2013
10/74320	Land to rear 24-28	Dartmouth Road	SE23 3XZ	Forest Hill	22/09/2010	0.012		4	Sep 2013
10/74357	167-171	Lewisham Road	SE13 7PY	Blackheath	14/07/2010	0.035		1	Jul 2013
10/74729	14	Castleton Road	SE9 4BX	Grove Park	19/11/2010	0.019		1	Nov 2013
10/74790	19b	Peak Hill Gardens	SE26 4LE	Sydenham	13/09/2010	0.009	1	2	Sep 2013
10/74796	18a	Queensthorpe Road	SE26 4PH	Sydenham	16/09/2010	0.012	1	2	Sep 2013
10/74888	Hayward House, 329	Baring Road	SE12 0DZ	Grove Park	08/09/2010	0.000		1	Sep 2013
10/75323	31	Gillian Street	SE13 7AJ	Ladywell	22/11/2010	0.037		1	Nov 2013
10/75392	232	Hither Green Lane	SE13 6RT	Lewisham Central	07/12/2010	0.034		6	Dec 2013
10/75410	Garage to side of 10	Malyons Road	SE13 7XG	Ladywell	08/02/2011	0.007		1	Feb 2014
10/75510	77	Burnt Ash Hill	SE12 0AQ	Grove Park	14/12/2010	0.063	1	6	Dec 2013
<b>Superseded permissions</b>									
10/73423	Land to rear of 189-191	Perry Hill	SE6 4HD	Bellingham	01/11/2010	0.119		3	Sep 2013
08/69716	47	Breakspears Road	SE4 1XR	Brockley	25/03/2011	0.049	1	1	Mar 2014
10/73682	55	Courthill Road	SE13 6DN	Lewisham Central	23/04/2010	0.021	1	2	Apr 2013
10/74701	441	New Cross Road	SE14 6TA	New Cross	02/09/2010	0.022		3	Jan 2014
11/78907	33	Campshill Road	SE13 6QU	Lewisham Central	08/02/2012	0.051		2	May 2013
12/79402	33a	Sunderland Road	SE23 2PS	Perry Vale	19/03/2012	0.021	1	2	Aug 2013

<sup>25</sup> Appendix 6 is ordered by borough planning application reference, then by lapsed and then superseded permissions.

## APPENDIX 7: Schemes (10 or more dwellings) – completions 1 April 2013 to 31 March 2014<sup>26</sup>

(no longer contributing to the housing supply)

Application number	Site name/number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Date completed
0252951	Rear of 19-27	Ringmore Rise	SE23 3DF	Forest Hill	02/05/2003	0.000		1	Jan 2014
04/56497	Rear of 195	Brockley Road	SE4 1LP	Brockley	26/08/2005	0.010		1	Jul 2013
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	Jun 2013
07/66473	Garages on land between 72-80	Geoffrey Road	SE4 1NT	Brockley	14/08/2008	0.068		9	Jul 2013
07/66995	116	Wood Vale	SE23 3EB	Forest Hill	19/11/2007	0.010	2	3	Jun 2013
08/68566	91	Ronver Road	SE12 0NL	Grove Park	23/05/2008	0.017		2	Nov 2013
08/68617	314	Brownhill Road	SE6 1AX	Catford South	30/05/2008	0.048	1	6	Jan 2014
08/69263	Land to side of 4	Redberry Grove	SE26 4DA	Forest Hill	06/02/2009	0.041		1	Jan 2014
08/69406	Garages to rear of 3	Dartmouth Terrace	SE10	Blackheath	27/11/2008	0.010	0	1	Oct 2013
08/69448	Site of Seager Buildings & Norfolk House	Brookmill Road	SE8 4HT	Brockley	07/04/2009	0.796		273	Jul 2013
08/69816	159-161	New Cross Road	SE14 5DG	New Cross	10/11/2008	0.010	2	7	Feb 2014
08/70243	344	Stanstead Road	SE6 4XB	Rushey Green	30/12/2008	0.025	1	4	Nov 2011
09/71499	270	Lee High Road	SE13 5PJ	Lee Green	21/07/2009	0.003	0	1	May 2013
09/71558	106a	Silvermere Road	SE6 4QT	Rushey Green	09/07/2009	0.009	0	2	Jul 2013
09/71791	308	Brockley Road	SE4 2RA	Ladywell	24/08/2009	0.023	2	5	Feb 2014
09/72002	4a	Dartmouth Road	SE23 3XU	Forest Hill	06/10/2009	0.009		2	Apr 2013
09/72053	Former Clive House, 29	Dermody Road	SE13 5HB	Lee Green	11/09/2009	0.066		6	Feb 2014
09/72487	Land adjacent to 33	Belmont Park	SE13 5BW	Lewisham Central	04/11/2009	0.044		6	Jul 2013
09/72883	7-9	Tanners Hill	SE8 4PJ	Brockley	20/12/2010	0.020		3	Dec 2013
10/73341	5	St Norbert Road	SE4 2EY	Telegraph Hill	26/11/2010	0.360		32	Mar 2014
10/73530	39	Comerford Road	SE4 2BA	Crofton Park	31/03/2010	0.018		1	May 2013
10/73783	9	Staplehurst Road	SE13 5ND	Lee Green	?	?		51	May 2013
10/73785	Rear of 210	Hither Green Lane	SE13 6RT	Lewisham Central	19/05/2010	0.008		1	Oct 2013

<sup>26</sup> Appendix 7 is ordered by borough planning application reference number.

Application number	Site name/number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Date completed
10/74321	49	Bellingham Road	SE6 2PW	Catford South	27/08/2010	0.033	1	3	Jun 2013
10/74442	20-28	Dartmouth Road	SE23 3XU	Forest Hill	05/08/2011	0.004		4	Feb 2014
10/74459	1	Sandrock Road	SE13 7TS	Ladywell	05/08/2010	0.007		1	May 2013
10/74741	41	Rosenthal Road	SE6 2BX	Rushey Green	13/08/2010	0.030	1	2	May 2013
10/74811	Land adjacent to 15	Westwood Park	SE23 3QF	Forest Hill	06/12/2010	0.030		2	Apr 2013
10/75420	Rear of 109	Stondon Park	SE23 1LD	Crofton Park	31/12/2010	0.014		2	May 2013
10/75436	88	Broadfield Road	SE6 1NG	Catford South	27/05/2011	0.028	1	3	Oct 2013
10/75448	6	Church Rise	SE23 2DU	Perry Vale	05/10/2011	0.068	1	7	Jun 2013
10/75452	Land to east of Fishers Court	Besson Street	SE14 5AS	Telegraph Hill	08/08/2011	0.051		12	Apr 2013
10/75723	Site of Maypole Public House, 1	Mantle Road	SE4 2DU	Telegraph Hill	11/03/2011	0.043	1	9	Aug 2013
10/76172	Rear of 25-43	Honor Oak Park	SE23 1DZ	Crofton Park	15/06/2011	0.088		7	Apr 2013
10/76219	144a	Deptford High Street	SE8 3PQ	Evelyn	18/07/2011	0.009		2	Nov 2013
11/76441	25	Tanners Hill	SE8 4PJ	Brockley	28/03/2011	0.005	0	1	Jun 2013
11/76536	43	Castleton Road	SE9 4BY	Grove Park	05/04/2011	0.016		1	May 2013
11/76690	18	Muirkirk Road	SE6 1BE	Catford South	16/09/2011	0.009	0	1	May 2013
11/76738	2a	Algiers Road	SE13 7JE	Ladywell	26/04/2011	0.012	0	1	Jul 2013
11/77230	Rear of 1	Dartmouth Grove	SE10 8AR	Blackheath	13/09/2011	0.023		1	Jan 2014
11/77423	Sydney Arms, 122	Lewisham Road	SE13 7NL	Lewisham Central	25/07/2011	0.013		2 <sup>26</sup>	Mar 2014
11/77423	Sydney Arms, 122	Lewisham Road	SE13 7NL	Lewisham Central	25/07/2011	0.013	7	10 <sup>27</sup>	Mar 2014
11/77513	Rear of 45-47	Honor Oak Park	SE23 1EA	Crofton Park	20/12/2011	0.010		1	Jul 2013
11/77609	25-27	Beadnell Road	SE23 1AA	Crofton Park	15/08/2011	0.046		2	May 2013
11/77695	63	Loampit Hill	SE13 7SZ	Ladywell	19/09/2011	0.011	1	3	Apr 2013
11/78004	37	Jerningham Road	SE14 5NQ	Telegraph Hill	21/12/2011	0.041		4 <sup>27</sup>	Jul 2013
11/78004	37	Jerningham Road	SE14 5NQ	Telegraph Hill	21/12/2011		12 <sup>28</sup>		Jul 2013
11/78039	Land adjacent to 2	Hospital Way	SE13 6UF	Lewisham Central	29/09/2011	0.010		1	Jun 2013
11/78190	13	Harefield Mews	SE4 1LP	Brockley	14/10/2011	0.007		1	Oct 2013
11/78264	Land at 203	Conisborough Crescent	SE6 2SE	Whitefoot	12/06/2012	0.013		1	Feb 2014

<sup>27</sup> Conversion to provide 2 self-contained units and 3 non self-contained HMO units

<sup>28</sup> Conversion of 12 non self-contained HMO units to 4 self-contained units

Application number	Site name/number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Date completed
11/78471	34	Bromley Road	SE6 2TP	Rushey Green	19/03/2012	N/A	1 <sup>28</sup>	0	Aug 2013
11/78471	34	Bromley Road	SE6 2TP	Rushey Green	19/03/2012			7 <sup>29</sup>	Aug 2013
11/78550	6	Clifton Rise	SE14 6JP	New Cross	07/12/2011	0.007		1	Oct 2013
11/78559	231	Lee High Road	SE13 5PQ	Blackheath	20/12/2011	0.009	1	3	Jul 2013
11/78635	Land at rear of 189	Brockley Road	SE4 2RS	Brockley	12/04/2012	0.008		1	Nov 2013
11/78777	18-20	Catford Hill	SE6 4PX	Rushey Green	27/03/2012	0.012		3	Aug 2013
11/78859	911-915	Old Street	SE15 1NL	New Cross	16/01/2012	0.033	1	4	Jun 2013
11/78896	Martins Yard, 82a	Endwell Road	SE4 2PD	Telegraph Hill	30/03/2012	0.460		47	May 2013
11/78966	31a	Waldram Park Road	SE23 2PW	Perry Vale	10/02/2012	0.042	1	2	Apr 2013
11/79057	55-59	Honor Oak Park	SE23 1EA	Crofton Park	10/09/2012	0.036	3	5	Jul 2013
12/79539	30-32	Catford Hill	SE6 4PX	Rushey Green	28/09/2012	0.008		2	Sep 2013
12/79749	69	Chudleigh Road	SE6 1JX	Ladywell	16/05/2012	0.014		1	Apr 2013
12/79757	89	Bromley Road	SE6 2UF	Catford South	20/12/2012	N/A	1	0	Apr 2013
12/79776	119	Springbank Road	SE13 6SS	Lewisham Central	10/07/2012	0.004	0	1	Sep 2013
12/79885	243	Lewisham Way	SE4 1XF	Brockley	02/08/2012	0.023	4	5	Oct 2013
12/79904	1-2	Patrol Place	SE6 4JE	Rushey Green	03/07/2012	0.016		3	Nov 2013
12/80091	72	Thornsbeach Road	SE6 1EU	Catford South	17/10/2012	N/A	1	0	May 2013
12/80240	358	New Cross Road	SE14 6AG	Brockley	13/08/2012	0.023	1	3	Dec 2013
12/80288	166	Gilmore Road	SE13 5AE	Lewisham Central	02/08/2012	0.050		5	Aug 2013
12/80410	Caretakers house, St Michael's School	Champion Crescent	SE26 4HH	Sydenham	10/09/2012	N/A	1	0	Aug 2013
12/80443	60 & 62	Ravensbourne Park	SE6 2XZ	Rushey Green	30/08/2012	N/A	5	3	Jun 2013
12/80490	50	Randlesdown Road	SE6 3BT	Bellingham	03/06/2013	0.004	0	1	Mar 2014
12/80574	29	Perry Vale	SE23 2NE	Perry Vale	09/08/2012	0.005	1	2	Aug 2013
12/80662	63	Honor Oak Park	SE23 1EA	Crofton Park	15/10/2012	0.001		1	Apr 2013
12/80714	246	Lewisham High Street	SE13 6JU	Lewisham Central	09/01/2013	0.085		1	May 2013
12/80811	25	Boveney Road	SE23 3NP	Forest Hill	24/04/2013	N/A	1	0	May 2013
12/80887	4	Barmeston Road	SE6 3BH	Catford South	18/02/2013	0.019		2	Jul 2013

<sup>29</sup> Conversion of 1 self-contained dwelling to a residential care group home with 7 non self-contained units.

Application number	Site name/number	Primary street name	Postcode	Ward	Permission date	Residential site area (ha)	Existing dwellings	Proposed dwellings	Date completed
12/80904	306	Brockley Road	SE4 2RA	Ladywell	03/05/2013	0.014	1	5	Mar 2014
12/80922	287	Hither Green Lane	SE13 6TH	Lewisham Central	17/09/2012	0.021		3	Dec 2013
12/81132	135	Courthill Road	SE13 6DR	Lewisham Central	16/10/2012	0.028	1	2	Feb 2014
12/81163	Unit 10 at 209	Mantle Road	SE4 2EW	Telegraph Hill	12/11/2012	N/A	1	0	Jun 2013
12/81198	153	Ardgowan Road	SE6 1UZ	Catford South	04/02/2013	0.015	1	2	Sep 2013
12/81363	356	New Cross Road	SE14 6AG	Brockley	09/11/2012	0.025	1	4	Sep 2013
12/81738	34	Catford Hill	SE6 4PX	Rushey Green	19/12/2012	0.004		2	Jul 2013
13/82365	5	Kilmorie Road	SE23 2SS	Perry vale	19/04/2013	0.022	1	2	Apr 2013
13/82387	163	Brownhill Road	SE6 2BQ	Rushey Green	04/04/2013	0.024	1	3	Apr 2013
13/82533	326	Lee High Road	SE13 5PJ	Lee Green	03/04/2013	0.005	0	1	Apr 2013
13/82627	38b	Ladywell Road	SE13 7UZ	Ladywell	08/07/2013	0.005	0	1	Jul 2013
13/82670	170	Wellmeadow Road	SE6 1HS	Catford South	28/05/2013	0.012	0	1	Sep 2013
13/82780	33	Campshill Road	SE13 6QU	Lewisham Central	14/05/2013	0.047	0	8	Feb 2014
13/82808	116	Mount Pleasant Road	SE13 6HX	Lewisham Central	30/04/2013	0.017	1	2	Apr 2013
13/82899	63	Stanstead Road	SE23 1HG	Perry Vale	20/06/2013	0.004	0	1	Oct 2013
13/83051	109-111	Colfe Road	SE23 2EX	Perry Vale	22/05/2013	N/A	2	1	Oct 2013
13/83232	40	Hazelbank Road	SE6 1TL	Catford South	12/06/2013	0.015	1	3	Jun 2013
13/83421	26	Farley Road	SE6 2AB	Rushey Green	08/08/2013	0.016	1	2	Aug 2013
13/84125	26	Bournville Road	SE6 4RN	Rushey Green	30/08/2013	0.014	1	2	Aug 2013
13/84696	32	Marischal Road	SE13 5LG	Lewisham Central	24/10/2013	0.037	1	3	Oct 2013
13/84770	6	Parkfield Road	SE14 6QB	Brockley	20/01/2014	0.016	1	2	Mar 2014
13/85216	441	New Cross Road	SE14 6TA	New Cross	27/01/2014	0.016	0	4	Feb 2014
13/85360	18	Honor Oak Park	SE23 1DY	Crofton Park	19/12/2013	0.012	1	3	Dec 2013
13/85604	11	Perry Vale	SE23 2NE	Perry Vale	13/01/2014	0.003	0	1	Jan 2014
14/86164	22a	Ommaney Road	SE14 5NT	Telegraph Hill	11/03/2014	0.016	1	2	Mar 2014

## APPENDIX 8: Progress of housing trajectory sites – strategic site allocations<sup>30</sup>

Allocation	Site	Ha	Dwellings	Phasing <sup>31</sup>	Delivery	Progress	Risk
<b>Core Strategy Strategic Site Allocations – Deptford &amp; New Cross</b>							
<b>Strategic Site Allocation 2 (SSA2)</b>	<b>Convoys Wharf</b>	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 – 2027/28 238 – 2028/29 238 – 2029/30	Private – Hutchison Whampoa	Site is of local and regional significance as it is one of London's largest Thames frontage sites not yet redeveloped. Outline planning application for comprehensive redevelopment of site submitted to Council in 2002 and in 2005 Council resolved to grant planning permission. Application then referred to Mayor of London and while issues on protected wharf and traffic and transport were discussed, application put on hold.  Revised application submitted to Council in 2011 by site's new owner Hutchison Whampoa. Discussions with Council have continued in order to resolve outstanding issues and revised proposal (13/83358) submitted in 2013. Mayor of London called in this application for his determination and approved it in March 2014 (see Appendix 2).	Low (C)
<b>SSA4</b>	<b>Oxestalls Road</b>	4.60	904	70 – 2016/17 70 – 2017/18 70 – 2018/19 103 – 2019/20 103 – 2020/21 105 – 2021/22 105 – 2022/23 105 – 2023/24 105 – 2024/25 68 – 2025/26	Private – City and Provincial Properties plc	Outline planning application 09/73189 approved by Council March 2012. Phases 1 and 2 to start once development partner secured and conditions discharged. Revised scheme expected in 2014. Scheme making slower progress than expected. Acquisition of third party land needed to enable phases 2/3 to proceed. Council considering using CPO to enable comprehensive development to proceed (see Appendix 2).	Medium (G)
<b>SSA3</b>	<b>Surrey Canal Triangle</b>	10.74	2,365	193 – 2016/17 193 – 2017/18 191 – 2018/19 191 – 2019/20 131 – 2020/21 131 – 2021/22 131 – 2022/23 131 – 2023/24 131 – 2024/25 188 – 2025/26 188 – 2026/27 188 – 2027/28 188 – 2028/29 188 – 2029/30	Private – Renewal New Bermondsey Two Ltd	Outline planning application 11/76357 approved 29 March 2012 for comprehensive mixed use scheme to create regional and local centre for sporting excellence. Site will benefit from construction of Surrey Canal Road London Overground station (Surrey Quays to Clapham Junction line) for which passive provision has been made. Developer has agreed to fund provision of station to make it operational. Assembly of land continuing and S.73 and reserved matters applications being drafted. Scheme is at early stage but not currently stalled (see Appendix 2).	Low – medium (D)

<sup>30</sup> Appendix 8 is ordered by location, then level of risk

<sup>31</sup> Colour coding of anticipated construction dates: mauve: forthcoming year (2014-15); yellow: years 1-5, blue years 6-10; green: years 11-15.

Allocation	Site	Ha	Dwellings	Phasing <sup>31</sup>	Delivery	Progress	Risk	
SSA5	Cannon Wharf	3.58	679	87 – 2014/15	Private – London Business Centres and Barratt	Outline application 08/68523 approved March 2012 and currently exploring section 73 amendments. Site remediation work ongoing and Council working with developer to progress discharge of conditions and amendments. Delivery plan submitted for Cannon Wharf. Construction started August 2013. (see Appendix 4).	Low (A)	
				87 – 2015/16				
				97 – 2016/17				
				97 – 2017/18				
				97 – 2018/19				
				50 – 2019/20				
					58 – 2020/21			
					58 – 2021/22			
					48 – 2022/23			
	Marine Wharf West	2.83	382	113 – 2014/15	Private – Berkeley Homes	Outline planning application 10/73437 approved by Council September 2011. Construction commenced November 2011. (see Appendix 4).	Low (A)	
				113 – 2015/16				
				78 – 2016/17				
				78 – 2017/18				
	Marine Wharf East	0.24	180 (remaining)	60 – 2019/20	Private – Galliard Homes	In pre application discussions. Site in commercial use until mid-2015. Application expected in 2014.	Low – medium (E)	
				60 – 2020/21				
				60 – 2020/21				
<b>Core Strategy Strategic Site Allocations – Lewisham Town Centre</b>								
SSA6	Lewisham Gateway	3.80	800	96 – 2014/15	Private/Public – Lewisham Gateway Developments Ltd in association with Transport for London (TfL)	Outline planning application 06/62375 approved May 2009 (with full permission for road and river works). CPO secured and buildings demolished March 2010 for 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 approved May 2013 with start on site likely later in 2013. (see Appendix 2).  Economic situation of last few years delayed commencement but site now progressing well. Developer has been working with the Council and TfL to finalise changes to road layout and to enable commencement of development.	Low (B)	
				0 – 2015/16				
				277 – 2016/17				
				85 – 2017/18				
				130 – 2018/19				
				130 – 2019/20				
				82 – 2020/21				
<b>Total</b>			<b>8,824</b>					

## APPENDIX 9: Progress of housing trajectory sites – allocated sites with planning permission<sup>32</sup>

Allocation	Site	Ha	Dwellings	Phasing <sup>33</sup>	Delivery	Progress	Risk
<b>Local Plan Lewisham Town Centre</b>							
LTC4	Loampit Vale (E & W of Elmira St)	1.84	195 remaining	97 – 2014/15 98 – 2015/16	Private – Barratt Homes	Planning application 09/71246. Phase 1 complete and Phase 2 under construction (see Appendix 4).	Low (A)
LTC4	Loampit Vale (W of Jerrard St – Thurston Rd industrial area)	1.03	415	103 – 2014/15 194 – 2015/16 118 – 2016/17	Private – Chesterhouse Properties and Workspace 2 Ltd	Extension to planning application approved (07/65251, 10/76005). Construction commenced January 2014 (see Appendix 4).	Low (A)
LTC4	52-54 Thurston Rd	0.12	62	62 – 2014/15	Private	Planning application 11/77754. Construction commenced February 2013 (see Appendix 4).	Low (A)
LTC6	58-64 Lee High Rd	0.06	14	14 – 2014/15	Private	Planning approval(09/73064. Construction commenced April 2013 (see Appendix 4).	Low (A)
LTC6	36-56 Lee High Rd	0.08	22	22 – 2015/16	Private	Planning approval 06/62788. Construction due to commence 2015 (see Appendix 2).	Low (B)
<b>Local Plan Site Allocations – Deptford &amp; New Cross</b>							
SA41	120, 120a & 136 Tanner's Hill	0.54	58	58 – 2015/16	Private	Planning approval 05/60705. Construction commenced but then suspended. New application 13/84686 approved January 2014 (see Appendix 2).	Low (B)
SA7	New Cross Gate – NDC Centre	1.07	68	68 – 2016/17	Public – New Cross Gate Trust	Planning approval 08/68448. NDC looking for a development partner. Development stalled March 2012 due to recession but hoarding around site and works due to recommence post 2014 (see Appendix 2).	Medium (G)
SA10	Grinstead Road	1.0	199	75 – 2014/15 124 – 2016/17	Private	Planning approval 10/75331. Phase 1 scheduled for completion in 2014 (see Appendix 2).	Low (B)
SA5	New Cross Gate station site (Goodwood Rd)	0.67	148	148 – 2016/17	Private	Planning approval 11/77418. Works due to commence in 2014 (see Appendix 2).	Low (B)

<sup>32</sup> Appendix 9 is ordered by location, then level of risk

<sup>33</sup> Colour coding of anticipated construction dates: mauve: forthcoming year (2014-15); yellow: years 1-5, blue years 6-10; green: years 11-15.



Allocation	Site	Ha	Dwellings	Phasing <sup>33</sup>	Delivery	Progress	Risk
SA4	Deptford Project	0.87	132	132 – 2015/16	Private/public – LBL with Cathedral Properties	Planning approval 11/78241. Works due to commence post 2013 (see Appendix 2).	Low (B)
<b>Local Plan Site Allocations – Local Hubs</b>							
SA27	180 Brockley Road	0.085	25	25 – 2016/17	Private	Planning approval 12/80369. Construction due to commence 2016 (see Appendix 2).	Low (B)
<b>Site Allocations Local Plan – Areas of Stability and Managed Change</b>							
SA44	Courts (335-337 Bromley Rd)	0.54	117	117 – 2014/15	Private	Planning approval 09/73135. Construction commenced January 2012. Completion due in 2014/15 (see Appendix 4).	Low (A)
SA39	Former United Dairies (2 Barings Rd)	0.6	75	75 – 2014/15	Private	Planning application 11/70640. Construction commenced July 2012 (see Appendix 4).	Low (A)
SA40	Tyson Rd Forest Hill (rear Christian Fellowship Centre)	0.91	71	71 – 2014/15	Private	Planning approval 09/71953 granted at appeal April 2010. Construction started January 2013 (see Appendix 4).	Low (A)
<b>Total</b>			<b>1,601</b>				

## APPENDIX 10: Progress of housing trajectory sites – allocated sites without planning permission<sup>34</sup>

Allocation	Site	Ha	Dwellings	Phasing <sup>35</sup>	Delivery	Progress	Risk
<b>Lewisham Town Centre Local Plan</b>							
LTC7	Former Ladywell Leisure Centre	0.7	120	40 – 2017/18 80 – 2018/19	TBC – LB Lewisham with a development partner	Council Leisure Centre will close when Loampit Vale Leisure Centre opens Spring 2013, and demolition of leisure centre has started. Development partner and development options need to be finalised. Council owned site so delivery is more secure (see Appendix 5).	Low-medium (F)
LTC4	Loampit Vale (E of Jerrard St)	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. Council will use forthcoming LTCLP to facilitate interest and delivery.	Low-medium (F)
LTC8	Tesco, Conington Road		250	100 – 2016/17 100 – 2017/18 50 – 2018/19	Private	No planning permission. Council will use forthcoming LTCLP to facilitate interest and delivery (see Appendix 5).	Low-medium (F)
LTC8	Land north and south of Lewisham shopping centre		200	100 – 2021/22 100 – 2022/23	Private	No planning permission. Council will use forthcoming LTCLP to facilitate interest and delivery.	Low-medium (F)
<b>Site Allocations Local Plan – Deptford &amp; New Cross</b>							
SA12	Thanet Wharf (Creekside Village East)	0.61	226	113 – 2017/18 113 – 2018/19	Private – Ampurius Nuhomes	planning approval 06/63352 approved 2007, subject to S106 which is still outstanding. Developer has gone into receivership. Scheme expected to be renegotiated (see Appendix 5).	Medium (G)
SA6	New Cross Gate Retail Park/Sainsbury	4.29	200	100 – 2018/19 100 – 2019/20	Private	Pre-application discussions. Scheme on hold since 2008. Traffic and access issues to be resolved with TfL before an application can progress (see Appendix 5).	Medium (G)
SA9	Arklow Road MEL	2.05	100	50 – 2018/19 50 – 2019/20	Private	Pre-application discussions. Council will use forthcoming Site Allocations Local Plan to facilitate interest and delivery (see Appendix 5).	Low-medium (E)
SA11	Kent and Sun Wharf	1.4	200	100 – 2016/17 100 – 2018/19	Private	Pre-application discussions. Site allocated as MEL in Core Strategy. Council will use forthcoming SALP to facilitate delivery (see Appendix 5).	Low-medium (E)

<sup>34</sup> Appendix 10 is ordered by location, then level of risk

<sup>35</sup> Colour coding of anticipated construction dates: mauve: forthcoming year (2014-15); yellow: years 1-5, blue years 6-10; green: years 11-15.

Allocation	Site	Ha	Dwellings	Phasing <sup>35</sup>	Delivery	Progress	Risk
SA3	Giffin Street (masterplan area)	4.01	310	100 – 2016/17 100 – 2017/18 110 – 2018/19	TBC – LB Lewisham with a development partner	Pre-application discussions. Scheme forms part of wider regeneration scheme linked to estate renewal. Parts of masterplan area redevelopment have been implemented. Planning application expected to be lodged shortly (see Appendix 5).	Low-medium (E)
SA17	Former Deptford Green Secondary School, Amersham Vale	1.10	120	60 – 2015/16 60 – 2016/17	Private	Pre application discussions. Council will use forthcoming SALP to facilitate delivery (see Appendix 5).	Low-medium (E)
SA8	Childers Street (SR House) (MEL)	0.2	84	84 – 2016/17	Private	Planning approval 10/74526 but pending section 106 agreement. Completion due 2015/16 (see Appendix 5).	Low (C)
<b>Site Allocations Local Plan – District Hubs</b>							
SA23	Leegate Shopping Centre	1.53	130	130 – 2021/22	Private – St Modwen	Pre-application discussions. Council will use forthcoming SALP to facilitate delivery.	Low-medium (E)
SA21	O'Rourke/Sivyer Transport	0.52	28	28 – 2023/24	Private	No planning permission. Council will use forthcoming SALP to facilitate delivery.	Low-medium (F)
SA18	East of railway line, Forest Hill (west side of Waldram Place)	0.20	33	33 – 2024/25	Private	No planning permission. Council will use forthcoming SALP to facilitate delivery.	Low-medium (F)
SA19	West of railway line, Forest Hill	0.62	74	74 – 2020/21	Private	No planning permission. Council will use forthcoming SALP to facilitate delivery.	Low-medium (F)
SA20	Fairway House, (rear of 53 Dartmouth Road)	0.16	19	19 – 2020/21	Private	No planning permission. Council will use forthcoming SALP to facilitate delivery.	Low - medium (F)
SA22	113-157 Sydenham Road	0.85	98	49 – 2022/23 49 – 2023/24	Private	No planning permission. Council will use forthcoming SALP to facilitate delivery.	Low-medium (F)

Allocation	Site	Ha	Dwellings	Phasing <sup>35</sup>	Delivery	Progress	Risk
<b>Site Allocations Local Plan – Local Hubs</b>							
SA28	6 Mantle Rd Brockley	0.12	20	20 – 2015/16	Private	Pre-application discussions. Council will use forthcoming SALP to facilitate delivery (see Appendix 5).	Low-medium (E)
SA30	111 & 115 Endwell Rd Brockley	0.36	40	20 – 2015/16 20 – 2016/17	Private	Pre-application discussions. Council will use forthcoming SALP to facilitate delivery (see Appendix 5).	Low-medium (E)
SA32, SA33, SA34, SA35	Four sites in Nightingale Grove, Lee (Mews Estate, Driving Centre, 35 Hither Green and 37-43 Hither Green)	1.08	125	95 – 2016/17 30 – 2017/18	Private	Pre-application discussions. Council will use forthcoming SALP to facilitate delivery (see Appendix 5).	Low-medium (E)
<b>Total</b>			<b>2,727</b>				

## APPENDIX 11: Progress of housing trajectory sites – non-allocated sites with planning permission<sup>36</sup>

Allocation	Site	Ha	Dwellings	Phasing <sup>37</sup>	Delivery	Progress	Risk
<b>Catford Town Centre</b>							
N/A	<b>Former Rising Sun PH</b> (88 Rushey Green)	0.25	29	29 – 2014/15	Private – Gintel Buildings Services Ltd	Planning application (10/74455). Amendments to scheme sought and discussions currently taking place. Construction commenced October 2013 (See Appendix 4).	Low (A)
N/A. Identified as a potential development site in the 2013 SHLAA	<b>Former Catford Greyhound Stadium</b>	5.4	583	100 – 2015/16 100 – 2016/17 97 – 2017/18 148 – 2018/19 138 – 2019/20	Public – GLA and Barratt Homes	Planning approval 07/67276 and S73 amendments negotiated (13/84895). Scheme retendered by GLA and works commenced 2014 (see Appendix 2).	Low (B)
<b>Deptford &amp; New Cross</b>							
N/A	<b>Bond House</b> (Goodwood Road)	0.24	78	78 – 2016/17	Private	Planning approval 10/73730. Works to commence post 2014 (see Appendix 2).	Low (B)
N/A	<b>Marlowe Business Centre, Batavia Road</b>	0.52	114	114 – 2014/15	Private	Planning approval 11/77530. Construction commenced October 2013 (see Appendix 4).	Low (A)
N/A	<b>7-17 Yeoman Street</b>	0.1	33	33 – 2014/15	Private	Planning approval 11/77408. Construction commenced October 2013 (see Appendix 4).	Low (A)
N/A - Estate Renewal	<b>Kender Estate</b> (estate renewal phase 4)	1.36	204	104 – 2014/15 100 – 2015/16	Private	Planning approval 12/79828. Construction commenced September 2013 (see Appendix 4).	Low (A)
N/A	<b>Faircharm Trading Estate</b>	0.565	148	100 – 2015/16 48 – 2016/17	Private	Planning approval 12/82000. Work yet to commence. Completion due 2016/17 (see Appendix 2).	Low (B)
N/A	<b>Rollins House</b> (55-57 Rollins Street)	0.093	12	12 – 2014/15	Private	Planning approval 03/55117. Work commenced September 2008 but units built incorrectly so seeking new retrospective planning permission (see Appendix 4).	Low (A)

<sup>36</sup> Appendix 11 is ordered by location, then level of risk

<sup>37</sup> Colour coding of anticipated construction dates: mauve: forthcoming year (2014-15); yellow: years 1-5, blue years 6-10; green: years 11-15.

Allocation	Site	Ha	Dwellings	Phasing <sup>37</sup>	Delivery	Progress	Risk
<b>District Hubs</b>							
N/A	<b>Independents Day Centre</b> (Independents Road)	0.062	16	16 – 2015/16	Private	Planning approval 10/76229. Work yet to commence. Completion due 2015 (see Appendix 2).	Low (B)
<b>Areas of Stability and Managed Change</b>							
NA – estate renewal	<b>Excalibur Estate</b> (estate renewal)	6.17	193	41 – 2015/16 76 – 2016/17 76 – 2017/18	Private	Planning approval 10/75973. Funding for the scheme needs to be secured (see Appendix 2).	Medium (G)
NA – estate renewal	<b>Heathside and Lethbridge Estates</b> (estate renewal phase 3)	0.67	218 remaining	99 – 2016/17 119 – 2017/18	Public – Family Mosaic Housing with LB Lewisham	Planning approval 12/81169. Detailed planning application for Stage I. Outline planning application for Stages II to VI. Construction started in September 2013 (see Appendix 4).	Low (A)
NA	<b>Old Station Yard</b> (Springbank Road Lewisham)	0.13	32	32 – 2014/15	Private	Planning approval 10/75911. Construction commenced in August 2012. Completion due in 2014 (see Appendix 4).	Low (A)
NA	<b>Boones Almshouses</b> (Belmont Park, Lee)	0.70	58	58 – 2015/16	Private	Planning approval 10/74143. Works yet to commence. Completion due in 2015 (see Appendix 2).	Low (B)
NA	<b>St Clements Heights</b> (165 Wells Park Road Sydenham)	2.185	47	47 – 2015/16	Private	Planning approval 11/78207. Works yet to commence. Completion due in 2015/16 (see Appendix 2).	Low (B)
<b>Total</b>			<b>1,765</b>				

## APPENDIX 12: Progress of housing trajectory sites – non-allocated sites without planning permission<sup>38</sup>

Allocation	Site	Ha	Dwellings	Phasing <sup>39</sup>	Delivery	Progress	Risk
<b>Catford Town Centre</b>							
NA.. Identified as potential development site in 2013 SHLAA	<b>Laurence House</b>	4.89	250	50 – 2024/25 100 – 2025/26 100 – 2026/27	TBC – LB Lewisham with a development partner	Pre-application discussions. Forms part of comprehensive regeneration and redevelopment plan for town centre including replacement of existing Milford Towers estate.	Low-medium (E)
NA.. Identified as potential development site in 2013 SHLAA	<b>Plassy Road Island</b>	1.9	400	100 – 2022/23 100 – 2023/24 100 – 2024/25 100 – 2025/26	Private – Church Commissioners	Pre application discussions. Site identified in 2013 SHLAA as potential redevelopment site. Development could be achievable towards middle or end of 5-year land supply period.	Low-medium (E)
NA.. Identified as potential development site in 2013 SHLAA	<b>Wickes and Halfords (Catford Rd)</b>	2.00	400	70 – 2022/23 70 – 2023/24 86 – 2024/25 86 – 2025/26 88 – 2026/27	Private	No pre application discussions as yet. Site identified in 2013 SHLAA as potential redevelopment site. Development could be achievable towards middle or end of 15-year land supply period.	Medium-high (I)
<b>Deptford &amp; New Cross</b>							
NA.. Identified as potential development site in 2013 SHLAA	<b>Pomeroy Street</b>	0.20	45	45 – 2029/30	Private	No pre application discussions as yet. Site identified in 2013 SHLAA as potential redevelopment site. Development could be achievable towards end of 15-year land supply period.	Medium-high (I)
NA.. Identified as potential development site in 2013 SHLAA	<b>The Albany Centre</b>	0.27	60	60 – 2029/30	Private	Pre-application discussions. Scheme dependent on theatre remaining operational while works take place.	Low-medium (E)
<b>Areas of Stability and Managed Change</b>							
NA.. Identified as potential development site in 2013 SHLAA	<b>Catford Sorting Office (94 Bromley Road)</b>	0.13	16	16 – 2029/30	Private	No pre application discussions as yet. Site identified in 2013 SHLAA as potential redevelopment site Development could be achievable towards end of 15-year land supply period.	Medium-high (I)

<sup>38</sup> Appendix 12 is ordered by location, then level of risk

<sup>39</sup> Colour coding of anticipated construction dates: mauve: forthcoming year (2014-15); yellow: years 1-5, blue years 6-10; green: years 11-15.

NA. Identified as potential development site in 2013 SHLAA	<b>Best Way Cash and Carry</b> (1 St Mildreds Rd)	0.96	38	38 – 2029/30	Private	No pre application discussions as yet. Site identified in 2013 SHLAA as potential redevelopment site. Development could be achievable towards end of 15-year land supply period.	Medium-high (I)
<b>Total</b>			<b>1,209</b>				






**NOTES:**

\* = Does not include windfall sites

\*\* = Estimate

Pend/S106 = Approved by Planning Committee but awaiting completion of a Section 106 agreement

 Mixed use site (residential plus a mix of business, retail, community uses etc)

^ = Part of the site has already been completed. The total figure represents the number of units that remain to be developed

Italics = newly added sites in 2014

Catford Centre redevelopment does not appear on the trajectory as it results in a net decrease of 76 dwellings.



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