



Housing Implementation Strategy

Including statement of five year housing land supply at 1 April 2012

December 2012

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1. Overview

The supply of housing within the London Borough of Lewisham is monitored on an annual basis to ensure there is adequate provision to meet the Government's housing requirements for the borough. This statement explains how the Council has updated the forecasts for housing supply of deliverable sites from a new base of 1 April 2012.

The assessment demonstrates that there is sufficient provision to meet and exceed requirements for the five year period 1 April 2013 to 31 March 2018. Supply is identified from land currently being developed, valid planning applications which have yet to commence and land identified as available for development but where a planning application has yet to be lodged. For the current financial year 2012/13 it is forecast that housing delivery will be above target. This is due to the number of schemes now being completed which were slowed or stalled when the economic recession hit in 2008.

2. Planning policy context

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 development plan documents (DPDs).

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 five 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.¹ The Council is also required to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

A summary of the five year supply is reported in the Council's [Annual Monitoring Report](#) (AMR) published in December. Guidance from the Department of Communities and Local Government states that the five year period should start the following April. So for the AMR published in December 2012, the five year period will be 1 April 2013 to 31 March 2018.

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 and previously-developed land targets and trajectories.² The Housing Implementation Strategy indicates what ranges of housing delivery and previously-developed land performance 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.

¹ NPPF, paragraph 47

² NPPF, paragraph 47

3. Lewisham's housing supply

The principal development plan document (DPD) within the Lewisham Local Development Framework (LDF) is called the [Core Strategy](#). This sets out the vision and strategic objectives for the borough.³ 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 LB Lewisham

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

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

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 (as indicated in the Core Strategy) is shown in Table 3.1 and the spatial areas are shown in Figure 3.1.

Table 3.1: Forecast housing distribution across the borough⁴

Spatial Policy Area (Location)	Forecast housing provision
Regeneration and Growth Areas	14,975
Lewisham Town Centre	(2,600)
Catford Town Centre	(1,750)
Deptford, New Cross (DNX)	(10,625)
(Strategic Site Allocations within DNX) ⁵	(9,450)
District Hubs ⁶	None specified
Local Hubs ⁷	600
Areas of Stability and Managed Change ⁸	2,590
Total	18,165

The Lewisham housing trajectory is provided in Section 9.6 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.

³ Adopted by the Council 29 June 2011

⁴ As detailed in Section 6 of the Lewisham Core Strategy

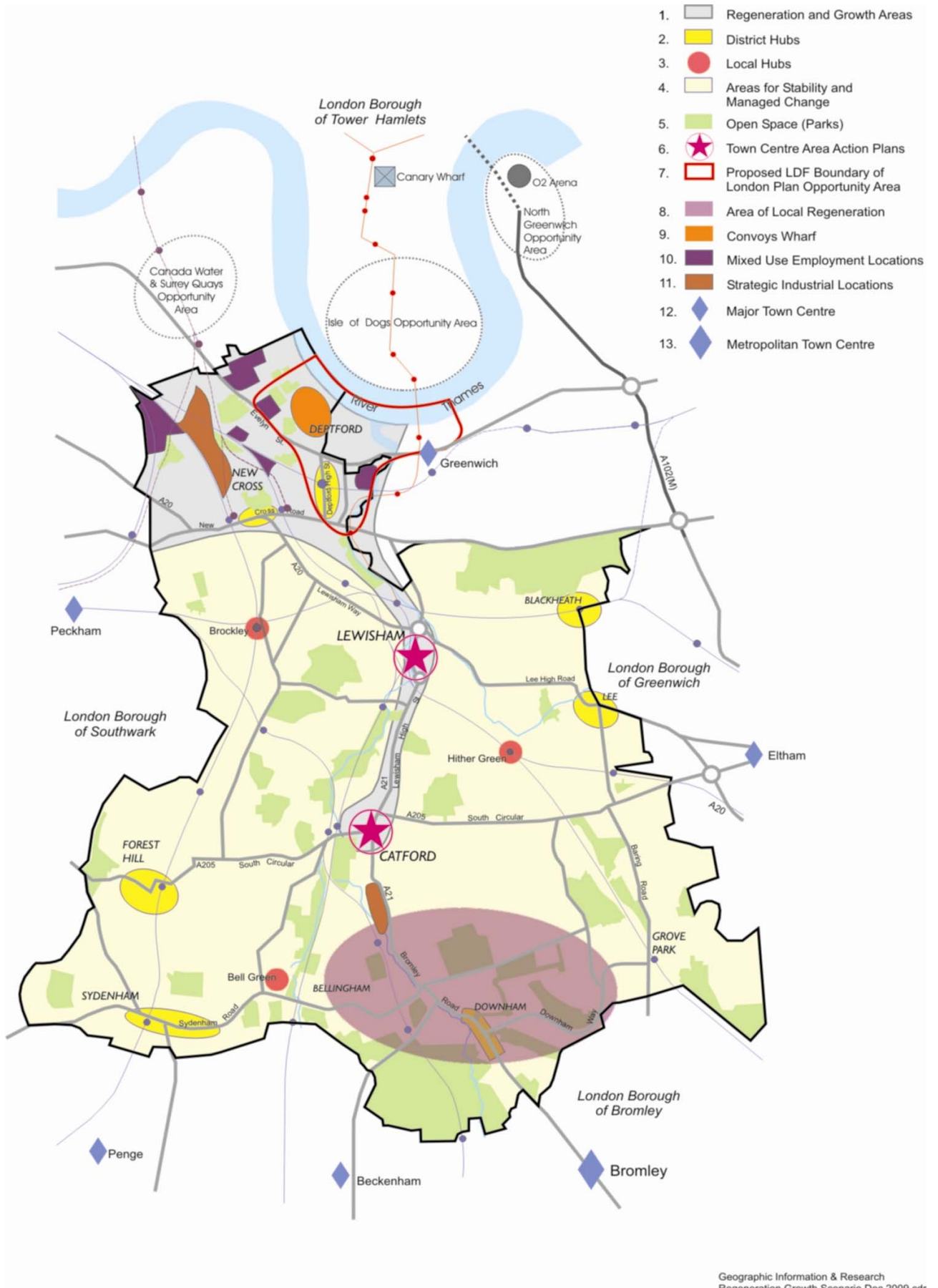
⁵ For information only. Housing numbers have already been included within the DNX total in the previous row.

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

⁷ Covering Brockley Cross, Hither Green and Bell Green

⁸ The remaining areas of the borough

Figure 3.1 Core Strategy spatial areas



3.2 Lewisham's housing targets and housing land supply

3.2.1 London Plan target

London Plan Policy 3.3 sets housing targets for all London Boroughs for the period 2011 to 2021.⁹ The policy states boroughs should seek to achieve and exceed the relevant minimum borough annual average housing targets. The ten year target for Lewisham is 11,050 new dwellings with an annual monitoring target of 1,105. This target is shown in Table 3.2. If this target is rolled forward for the 15 year period of the Core Strategy the borough will be required to accommodate 16,575 new dwellings by 2025/26.

Table 3.2 Housing target as detailed in the London Plan

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

3.2.2 Housing trajectory and the 5 and 15 year housing land supply

Table 3.3 and Figures 3.2 and 3.3 summarises the projected annual total of net additional dwellings capable of being delivered each year to 2027/28 (a 15 year period) through a housing trajectory. This is in accordance with the requirements outlined in the NPPF.¹⁰

The housing trajectory for 2012 shows¹¹

- **1,364** net new dwellings are forecast to be completed in the current monitoring year 2012/13 on 23 large sites with 10 or more dwellings – significantly above the London Plan target of 1,105 by 259 dwellings.
- **6,937** dwellings or an average of **1,387** dwellings per annum are forecast to be provided over the next five years (2013/14 to 2017/18).
- The above five year supply exceeds the five year target of **5,525** dwellings or **1,105** dwellings per annum (and exceeds the target of 1,088 dwellings from conventional supply)¹²
- The five year supply of housing land equates to approximately **83.4** hectares.
- **15,735** additional net dwellings are projected to be built over a 15 year period, an average of **1,049** a year.

For the current financial year 2012/13 it is forecast that housing delivery will be above target. This is due to the large number of schemes being completed which slowed or stalled when the economic recession hit in 2008.

⁹ Adopted July 2011

¹⁰ NPPF, paragraph 47

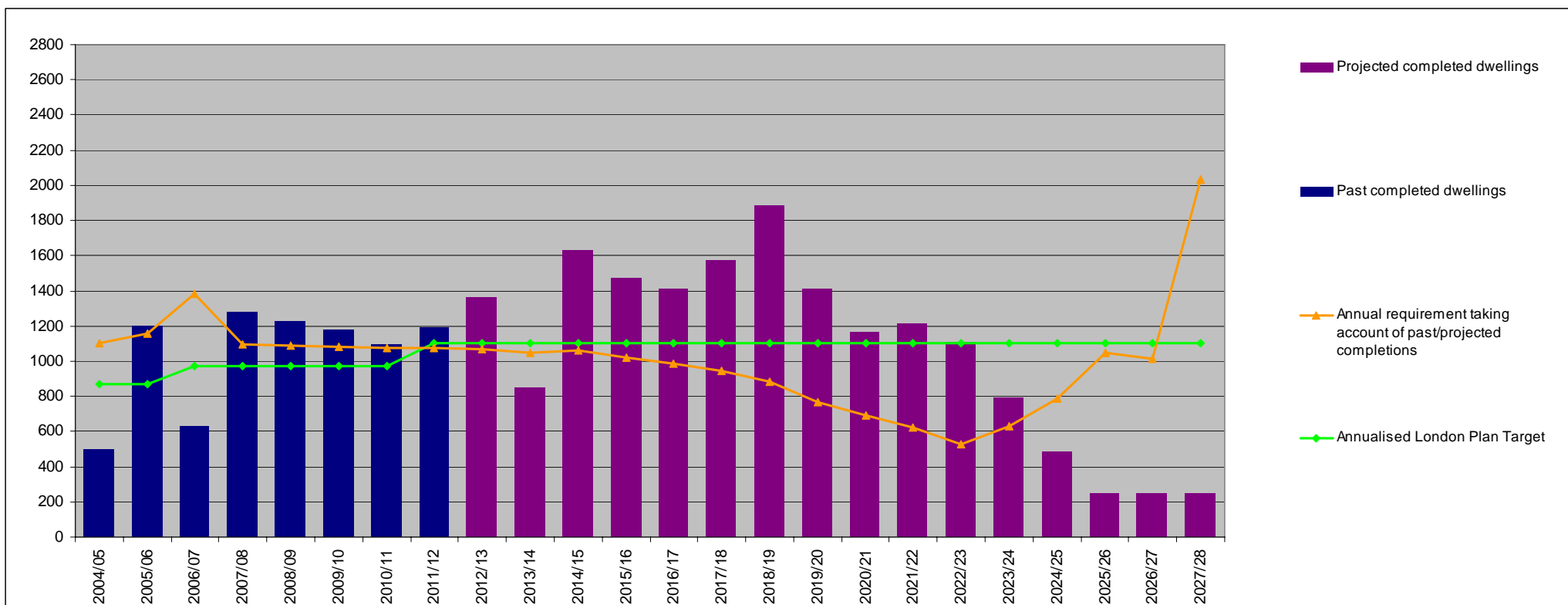
¹¹ As reported in the AMR 2011/12. All figures exclude windfalls.

¹² London Plan 2011 target

Table 3.3 Housing trajectory¹³

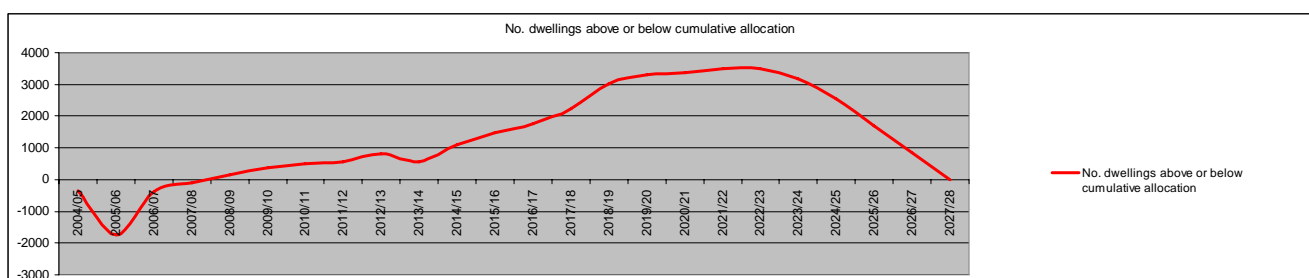
Indicator/Year	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Indicator/Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Performance (total/self-contained)																	
Performance (current year)	1,188 (1,188)																
Projections		1,364	852	1,628	1,473	1,412	1,572	1,881	1,408	1,166	1,209	1,112	794	487	247	247	247
(i) hectares		8.31	12.66	34.4	30.57	41.01	52										
(ii) annualised target		1,105	1,105	1,050	1,105	1,050	1,050										
Managed delivery		1,069	1,050	1,064	1,020	983	944	881	770	690	622	524	629	786	1,048	1,016	2,031

Figure 3.2 Housing trajectory



¹³ Exact figures for years 2004/05 to 2009/10 can be found in Table 3.1
LDF Lewisham Housing Implementation Strategy (December 2012)

Figure 3.3 Number of dwellings above or below cumulative allocation



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

As stated in the NPPF all local planning authorities are required to identify and maintain a rolling five year supply of deliverable land for housing.¹⁴ Sites for inclusion in the five year supply should be:

- **available** - the site is available now (the applicant has secured planning permission or is in the process of doing so and therefore the intention is to develop)
- **suitable** - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities (the scheme or proposed scheme has been assessed against current planning policy and deemed acceptable) and
- **achievable** - there is a reasonable prospect that housing will be delivered on the site within the next five years.

To inform and underpin Lewisham's five year housing land supply the Council has undertaken the following tasks:¹⁵

- identified those sites already under construction that are expected to be implemented within the five year period
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented within the five year period and
- identified those sites allocated through the Core Strategy, the saved policies in the UDP, and the emerging Site Allocations, Lewisham Town Centre, and Catford Town Centre local plans, that are expected to come forward in the five year period.

It is expected that a strong housing supply will come on stream for the five year period 2013/14 to 2017/18 for the following reasons.

¹⁴ NPPF paragraph 47

¹⁵ The government advice note "PPS3: demonstrating a 5 Year Supply of Deliverable Sites" has now been cancelled following the [Secretary of State's statement](#) on 6 July 2010 announcing the revocation of Regional Strategies with immediate effect. However, this did not apply to the London Plan and can still be regarded as 'good practice'.

- The Core Strategy allocates five strategic sites for housing development providing certainty for 'available, deliverable and developable land' that account for approximately 52% of forecast housing delivery for the borough.¹⁶
- The Site Allocations Local Plan, the Lewisham Town Centre Local Plan and the Catford Town Centre Local Plan will further contribute to providing an up-to-date housing supply. This includes sites in the pre-application phase that are expected to come forward within the next three to seven years.
- Estate renewal and development by Registered Providers will continue, particularly for the Heathside and Lethbridge, Kender and Excalibur estates.
- Approval of a number of schemes pre 2008 which are now being completed.

Table 3.4 shows large sites identified on the housing trajectory (excluding windfalls). This includes sites both with and without planning permission. This totals 6,937 net additional dwellings and is 25% above the borough's London Plan target.

Table 3.4 Five year housing delivery 1 April 2013 to 31 March 2018¹⁷

AMR 2011/12 - Five year supply 2013/14 to 2017/18 All figures are <u>net</u> additional dwellings for each site					FIVE YEAR SUPPLY 1-5						TOTAL
					1	2	3	4	5	1-5	
					13/14	14/15	15/16	16/17	17/18	Target 2013-2018	6937
London Plan Targets (2011)		2011 - 2021 annual target. Dwellings from all sources.			1105	1105	1105	1105	1105	5525	
		Conventional supply			1088	1088	1088	1088	1088	5525	
		Completions from non-self contained (across all wards)			17	17	17	17	17		
Ward	Total	Site name/address	Size (ha)*	TOTAL	5 year conventional supply						5440
Blackheath	205	Heathside and Lethbridge (Estate renewal)	6.06	205	101				104	205	205
Brockley	80	Coulgate Street (180 Brockley Road)	0.19	20				20		20	20
		Tanners Hill	0.54	60			60			60	60
Evelyn	1659	Childers Street (SR House) (Childers St MEL)	0.2	84			84			84	84
		Oxestalls Road	4.6	352			116	144	92	352	352
		Plough Way (Marine Wharf West)	2.83	435	71	140	49	99	76	435	435
		Plough Way (Cannon Wharf, 35 Evelyn Street)	3.58	311		66	97	66	82	311	311
		Convoys Wharf	16.96	364					364	364	364
		Thanet Wharf (Creekside Village East)	0.61	113					113	113	113
Forest Hill	74	Tyson Road (Rear Christain Fellowship site)	0.91	74			74		74	74	74
Grove Park	75	Former United Dairies	0.6	75	75					75	75
Lee Green	130	Leegate Shopping Centre	1.53	130				130	130	130	130
Lewisham Central	1567	80-84 Nightingale Grove, Hither Green (Mews Estate)	0.25	30	30					30	30
		Nightingale Grove, Hither Green (Driving Centre)	0.41	30		30				30	30
		Nightingale Grove, Hither Green (No. 35)	0.2	35	35					35	35
		Nightingale Grove, Hither Green (Nos. 37 to 43)	0.22	30			30			30	30
		Lewisham Gateway	3.8	534		70		232	232	534	534
		Loampit Vale (E&W of Elmira Street)	1.84	386			196	190		386	386
		58-64 Lee High Road	0.06	14		14				14	14
		Loampit Vale (W of Jerrard Street, TRd Ind Area)	1.03	406		100	106	100	100	406	406
		Ladywell Leisure Centre	0.7	40					40	40	40
52-54 Thurston Road	0.12	62	62					62	62		
New Cross	1922	New Cross Hospital Site (Wardells Grove)	0.9	52	52					52	52
		New Cross Gate Station Sites (nr Goodwood Rd)	0.67	148	148					148	148
		489a New Cross Road	0.08	11	11					11	11
		Kent and Sun Wharf	1.4	100			100			100	100
		Giffin Street (Masterplan area)	1.17	380		380				380	380
		Deptford Project	0.87	115		115				115	115
		Grinstead Road	1	199	75		124			199	199
		Surrey Canal Triangle (Millwall)	10.74	525		265		260		525	525
		Kender Estate (Estate renewal Phase 4)	1.36	200		100	100			200	200
		Bond House, Goodwood Road	0.24	78	78					78	78
		Marlowe Business Centre, Batavia Road	0.52	114	114					114	114
Rushey Green	668	Catford Town Centre sites	3.3	50				50	50	50	50
		Catford Greyhound Stadium	5.4	589			200	200	189	589	589
		Former Rising Sun PH, 88 Rushey Green	0.25	29			29			29	29
Telegraph Hill	233	111 and 115 Endwell Road, Brockley Cross	0.36	40			20	20		40	40
		New Cross Gate NDC Centre	1.07	173			173			173	173
		6 Mantle Road, Brockley Cross	0.12	20			20			20	20
Whitefoot	324	Courts (335-357 Bromley Road)	0.54	117		117			117	117	117
		Excalibur (Estate renewal)	6.17	207		35	75	97		207	207
Small sites		Under construction and less than 10 dwellings		284							
TOTAL (large sites)	6937		83.4	7221	852	1628	1473	1412	1572	6937	6937

¹⁶ Using Core Strategy total housing figure of 18,165 over the plan period 2011 to 2026

¹⁷ Large site details

Table 3.5 shows a five year supply broken down into dwellings under construction, those with planning permission and those with a site allocation. **This totals 10,842 net additional dwellings and is 96% above target.**

Tables 3.4 and 3.5 demonstrate that sufficient available, suitable and achievable housing land for the borough can be identified for the period 1 April 2013 to 31 March 2018 and exceeds the strategic housing requirements in the London Plan for the same period (5,525 dwellings).

Table 3.5 Potential new housing for the period 1 April 2012 to 31 March 2017¹⁸

Conventional supply		Total five year housing land supply 11,891 London Plan target 5,525
A. New housing commitments		
i. Dwellings under construction		
10 dwellings or more	2,482	
Less than 10 dwellings	228	
Total	(2,710)	
ii Dwellings with planning permission		
10 dwellings or more	7,660	
Less than 10 dwellings	472	
Total	(8,132)	
Total conventional supply		
B. Allocated sites (UDP and emerging LDF¹⁹)		
Forecast housing numbers	1,049	

¹⁸ Available, suitable and achievable housing sites in Lewisham

¹⁹ LDF sites are allocated through the Core Strategy, Site Allocations Local Plan, Lewisham Town Centre Local Plan and Catford Town Centre Local Plan, that are not subject to a planning application

3.3 Sites contributing towards housing land supply

3.3.1 Strategic site allocations

The Core Strategy makes five strategic site allocations that are central to its achievement. The strategic sites 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 rather than the Site Allocations Local Plan or the local plans for the Lewisham and Catford town centres. Table 3.6 shows the strategic sites.

3.3.2 Non strategic site allocations contributing towards housing provision

Other sites within the borough will be allocated through the LDF Site Allocations Local Plan or the local plans for the Lewisham and Catford town centres. These sites will contribute to the delivery of the Core Strategy's objectives.

- Table 3.7 shows those sites with planning permission as well as major development sites near completion.
- Table 3.8 shows those sites without planning permission that are forecast to be developed within the 15 year period.

Table 3.6 Core Strategy strategic site allocations

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
Convoys Wharf	Core Strategy Strategic Site Allocation 2 (SSA2)	16.96	3,514	364 – 2017/18 325 – 2018/19 325 – 2019/20 475 – 2020/21 475 – 2021/22 315 – 2022/23 247 – 2023/24 247 – 2024/25 247 – 2025/26 247 – 2026/27 247 – 2027/28	Private - Hutchison Whompoa	<p>An outline planning application for the comprehensive redevelopment of the site was submitted to the Council in 2002 and in 2005 the Council resolved to grant planning permission. The application was referred to the Mayor of London and while issues on the protected wharf and traffic and transport were discussed, the application was put on hold.</p> <p>In 2011 a revised application was submitted to the Council by the site's new owner Hutchison Whampoa. The outline application means that only certain matters are to be decided by the Council now and further detailed planning applications will follow.</p> <p>Discussions with the Council have continued in order to resolve outstanding issues and it is likely that a revised proposal could be submitted in 2013. If the Council is minded to grant planning permission it will need to</p>	<p>Low- Medium</p> <p>The site is of local and regional significance as it is one of London's largest sites to remain undeveloped with a River Thames frontage. The Council is confident a mixed use scheme incorporating suitable wharf uses will take place on the site within the plan period.</p>

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
						be referred to the Mayor of London for agreement. If all permissions are granted development is likely to be built in three phases over a 10 year period. Planning Committee – 2013 Implementation – 2014	
Surrey Canal Triangle	Core Strategy Strategic Site Allocation 3 (SSA3)	10.74	2,400	265 – 2014/15 260 – 2016/17 425 – 2018/19 345 – 2019/20 120 – 2020/21 265 – 2021/22 240 – 2022/23 240 – 2023/24 240 – 2024/25	Private - Renewal	An outline planning application was approved on 29 March 2011 for a comprehensive mixed use scheme to create a regional and local centre for sporting excellence. The site will benefit from the construction of the Surrey Canal Road London Overground station (Surrey Quays to Clapham Junction) of which passive provision has been made. The developer has agreed to fund provision of the station to make it operational. Phase 1 is scheduled to be completed in 2014/15.	Low A delivery plan was submitted as part of the application and land assembly is currently taking place.
Oxestalls Road	Core Strategy Strategic Site Allocation 4 (SSA4)	4.6	905	116 – 2015/16 114 – 2016/17 92 – 2017/18 140 – 201/19 100 – 2019/20 160 – 2020/21 84 – 2021/22 69 – 2022/23	Private - City and Provincial	A part outline/detailed planning application was approved by the Council's Strategic Planning Committee on 15 September 2011 and full approval granted in March 2012. Phase 1 is scheduled to be completed in 2015/16.	Low A delivery plan was submitted as part of the application.

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
Plough Way (Cannon Wharf and Marine Wharf West)	Core Strategy Strategic Site Allocation 5 (SSA5)	8.22	CW – 696 MW – 532	71 – 2013/14 206 – 2014/15 146 – 2015/16 165 – 2016/17 208 – 2017/18 172 – 2018/19 98 – 2019/20 61 – 2020/21 35 – 2021/22 166 – 2022/23	Private <u>Cannon Wharf</u> London Business Centres <u>Marine Wharf West</u> Berkley Homes	<u>Cannon Wharf</u> A full planning application was approved by the Council's Strategic Planning Committee in June 2011. <u>Marine Wharf West</u> A full planning application was approved by the Council's Strategic Planning Committee in November 2010.	Low A delivery plan was submitted for both sites. Works have commenced on Marine Wharf West and works are scheduled to commence on Cannon Wharf in 2013/14.
Lewisham Gateway	Core Strategy Strategic Site Allocation 6 (SSA6)	3.8	800	70 – 2014/15 232 – 2016/17 232 – 2017/18 266 – 2018/19	Private and Public Muse in association with Transport for London (TfL)	An outline planning application was approved in 2009 (with full permission for road and river works). CPO was secured and buildings were demolished in March 2010 for the bus standing relocation area in Thurston Road and buildings north of Rennell Street with landscaping until works commence. A detailed planning application for part of Phase 1 will be lodged in January / February 2013.	Low- Medium The economic situation of the last few years has delayed commencement. The developer has been working with the Council and it is anticipated that the first reserved matters application will be submitted in early 2013 with a start on site later that year.
TOTAL		44.32	8,947				

Table 3.7 Housing trajectory sites with planning permission

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
Regeneration and Growth Areas							
Lewisham Town Centre							
Loampit Vale (E&W of Elmira St)	Lewisham Town Centre Local Plan (LTCLP)	1.84	788	(184 – 2011/12) 227 – 2012/13 196 – 2014/15 181 – 2015/16	Private - Barratt Homes	Planning application (09/71246). Construction commenced and Phase 1 complete. Phase 2 will be completed in the 2012/13 monitoring year.	Low
Loampit Vale (W of Jerrard St, Thurston Road Industrial Area)	LTCLP	1.03	406	100 – 2014/15 106 – 2015/16 100 – 2016/17 100 – 2017/18	Private - Chersterhouse Properties and Workspace 2 Ltd	Extension to planning application approved (07/65251, 10/76005). Works have commenced on-site.	Low
52-54 Thurston Rd	LTCLP	0.12	62	62 – 2013/14	Private	Planning application (11/77754). Construction commenced. Completion 2013/14.	Low
58-64 Lee High Rd	LTCLP	0.06	14	14 – 2014/15	Private	Planning approved (09/73064). Construction commenced. Completion 2014/15.	Low
36-56 Lee High Rd	LTCLP	0.08	22	22 – 2012/13	Private	Planning application approved (06/62788). Construction commenced. Completion 2012/13.	Low
Catford Town Centre							
Former Catford Greyhound Stadium	Catford Town Centre Local Plan (CTCLP)	5.4	589	200 – 2015/16 200 – 2016/17 189 – 2017/18	Public. Site being delivered GLA and Barratt Homes	Planning approved (07/67276). Scheme was retendered by the GLA and works will commence 2013/14.	Low
Former Rising Sun PH	CTCLP	0.25	29	29 – 2015/16	Private - Gintel Buildings Services Ltd	Planning application (10/74455). Amendments to the scheme have been sought and discussions currently taking place.	Medium
Deptford New Cross							
120 Tanner's Hill	Site Allocations	0.54	42	42 – 2015/16	Private	Planning application (05/60705) commenced but likely to be withdrawn and new application	Low – Medium

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
	Local Plan (SALP)					submitted 2013/14. Completion 2015/16.	
Seager	SALP	0.96	278	125 – 2012/13	Private - Freshplant Ltd	Planning application approved (08/69448) and Phase 1 complete. The final stage is under construction and will be completed 2012/13.	Low
New Cross Gate NDC Centre	SALP	1.07	173	173 – 2015/16	Public - New Cross Gate Trust	Planning application (08/68448). NDC looking for a development partner. Development stalled due to recession but works expected to commence 2013/14.	Low-Medium
Giffin Street (part of Giffin Street Master Plan area)	SALP	1.17	38	38 – 2012/13	LB Lewisham with a development partner	Planning application (08/69668). Construction commenced. Completion 2012/13. This forms part of a wider regeneration scheme within Deptford and is linked to estate renewal.	Low
Silwood Estate (Phase 4C)	N/A - Estate Renewal	1.34	146	146 – 2012/13	Private	Planning application (09/73169). Construction commenced. Completion 2012/13.	Low
Grinstead Road	Site Allocations	1.0	199	75 – 2013/14 124 – 2014/15	Private	Planning application (10/75331). Phase 1 scheduled for completion 2013/14.	Low
Former New Cross Hospital Site (Wardells Grove)	SALP	0.9	124	72 – 2012/13 52 – 2013/14	Private	Planning application (10/75036). Construction commenced. Phase 1 complete 2012/13. Full completion 2013/14.	Low
Childers Street (SR House)	SALP	0.2	84	84 – 2015/16	Private	Planning application (10/74526). Completion 2015/16.	Low
489a New Cross Road	N/A	0.08	20	9 – 2012/13 11 – 2013/14	Private	Planning application (11/77418). Construction commenced. Phase 1 complete 2012/13.	Low
New Cross Gate station site (Goodwood Rd)	SALP	0.67	148	148 – 2013/14	Private	Planning application (11/77418). Works to commence early 2013 and completion scheduled for 2013/14.	Low
Deptford Project	SALP	0.87	132	115 – 2014/15	LBL with Cathedral Properties	Planning application (11/78241). Works to commence early 2013 and completion scheduled for 2014/15.	Low

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
Bond House, Goodwood Road	N/A	0.24	78	78 – 2013/14	Private	Planning application (10/73730). Works to commence early 2013 and completion scheduled for 2014/15.	Low
Marlowe Business Centre, Batavia Road	N/A	0.52	114	114 – 2013/14	Private	Planning application (11/77530). Works to commence early 2013 and completion scheduled for 2014/15.	Low
73-79 Childers Street (Pride of Deptford)	N/A	0.09	22	22 – 2012/13	Private	Planning application approved (10/75280) Construction commenced Completion 2012/13	Low
50-52 Trundleys Rd	N/A	0.46	88	88 – 2011/12	Private Stowden Properties Ltd	Planning application approved (04/57494) Construction commenced Completion 2012/13	Low
District Hubs							
R/O 181-191 Kirkdale	N/A	0.23	13	13 – 2012/13	Private	Planning application (07/64914). Construction commenced. Completion 2012/13.	Low
Local Hubs							
4 Mantle Road (Bridge House) (Brockley Cross)	N/A	0.84	34	34 – 2012/13	Private	Planning application (07/64940). Construction commenced. Completion 2012/13.	Low
5 St Norbett Road (Brockley Cross)	N/A	0.29	32	32 – 2012/13	Private	Planning application (10/73341). Construction commenced. Completion 2012/13.	Low
Martin's Yard (Brockley Cross)	N/A	0.46	47	47 – 2012/13	Private	Planning application (10/75997). Construction commenced. Completion 2012/13.	Low
Bell Green	SALP	1.1	156	156 – 2012/13	Private	Planning applications (03/54844). Construction commenced. Completion 2012/13.	Low
Areas of stability and change							
Heathside and Lethbridge	N/A Estate renewal	0.67	627	82 – 2012/13 101 – 2013/14 104 – 2017/18	Public Family Mosaic Housing with LB Lewisham	Planning application (09/72554). Detailed planning application for Stage I. Outline planning application for Stages II to VI. Completion of	Low

Site	DPD	Ha	Housing	Phasing	Delivery	Progress	Risk
				120 – 2019/20 140 – 2022/23 80 – 2023/24		Stage 1 in 2012/13 and 2013/14.	
16A Algernon Road	SALP	0.52	34	34 – 2012/13	Private	Planning application (09/72782). Construction commenced. Completion 2012/13.	Low
Courts (335-337 Bromley Rd)	SALP	0.54	117	117 – 2014/15	Private	Planning application (09/73135). Construction commenced. Completion 2014/15.	Low
9 Staplehurst Road	SALP	0.35	51	51 – 2012/13	Private	Planning application (10/73783). Construction commenced. Completion 2012/13.	Low
Former Tiger's Head PH (350 Bromley Rd)	SALP	0.21	36	36 – 2012/13	Private	Planning application (09/72980). Construction commenced. Completion 2012/13.	Low
Former United Dairies	SALP	0.6	75	75 – 2013/14	Private	Planning application (11/70640). Construction commenced. Completion 2013/14.	Low
Tyson Road (Rear Christian Fellowship Centre)	SALP	0.91	74	74 – 2016/17	Private	Planning application (08/70207). Works yet to commence. Completion expected 2016/17	Medium - Low
Former Greyhound PH	N/A	0.31	40	40 – 2012/13	Private	Planning application (09/72790). Construction commenced. Completion 2012/13	Low
Rushey Green Primary School	N/A	1.66	24	24 – 2012/13	Private	Planning application (07/64743). Construction commenced. Completion 2012/13.	Low
50-84 Bell Green	N/A	0.19	14	14 – 2012/13	Private	Planning application (09/72276). Construction commenced. Completion 2012/13.	Low
Excalibur Estate	N/A Estate Renewal	6.17	207	35 – 2014/15 75 – 2015/16 97 – 2016/17	Private	Planning application (10/75973). Funding for the scheme needs to be secured.	Medium
11 Westwood Hill (Willow Lodge)	N/A	0.27	22	22 – 2012/13	Private	Planning application (10/75996). Construction commenced. Completion 2012/13.	Low
Spotted Cow (Former PH) (Hither Green)	N/A	0.11	16	16 – 2012/13	Private	Planning application approved (10/73624) Construction commenced. Completion 2012/13.	Low
TOTAL		34.32	4,951				

Table 3.8 Housing sites without planning permission

Site	DPD	Ha	Housing	Anticipated phasing	Delivery	Progress	Risk
Regeneration and growth areas							
Lewisham Town Centre							
Loampit Vale (E of Jerrard)	LTCLP	1.68	350	150 – 2018/19 100 – 2019/20 100 – 2020/21	Private	None. The Council will use the forthcoming LTCLP to facilitate interest and delivery.	Medium
Ladywell Leisure Centre	LTCLP	0.7	120	40 – 2017/18 40 – 2018/19 40 – 2019/20	TBC. Private developer in partnership with LBL	Council Leisure Centre will close when the Loampit Vale Leisure Centre opens Spring 2013. Development options need to be finalised. Council owned site so delivery is more secure.	Low - Medium
Catford Town Centre							
Catford Town Centre sites	CTCLP	4.89	400	50 – 2017/18 50 – 2018/19 100 – 2019/20 100 – 2020/21 100 – 2021/22	TBC. Private developer in partnership with LB Lewisham	The redevelopment of town centre sites (Catford Centre and Laurence House) is outlined in preliminary work completed for the emerging Catford Town Centre Local Plan (public consultation January 2013). This forms part of a comprehensive regeneration and redevelopment plan for the town centre including replacement of the existing Milford Towers estate.	Low
Plassy Road Island	CTCLP	1.9	500	2020/21 and on-going for 4 years	Private - Church Commissioners	No commitment to develop at this stage. The Council will use the forthcoming CTCLP to facilitate interest and delivery.	Medium
Deptford New Cross							
Arklow Road	SALP	2.05	200	50 – 2018/19 50 – 2019/20	Private	Pre-application discussions. The Council will use the forthcoming Site Allocations Local Plan to facilitate interest and delivery.	Medium
Thanet Wharf (Creekside Village East)	SALP	0.61	226	113 – 2017/18 113 – 2018/19	Private - Ampurius Nuhomes	A planning application (06/63352) was approved in 2007, subject to S106 which is still outstanding. The developer has gone into receivership. Scheme expected to be renegotiated 2012/13.	Medium

Site	DPD	Ha	Housing	Anticipated phasing	Delivery	Progress	Risk
New Cross Gate station site (Goodwood Rd)	SALP	0.67	148	148 – 2013/14	Private	Application lodged (11/77418) and approved. Works to commence 2012/13. Completion scheduled for 2013/14.	Low
Kent and Sun Wharf	SALP	1.4	300	100 – 2016/17 100 – 2018/19	Private	Pre-application discussions. The site is allocated as a MEL in the Core Strategy. The Council will use the forthcoming SALP to facilitate delivery.	Medium
Giffin Street (Masterplan area)	SALP	4.01	380	380 – 2014/15	TBC. LB Lewisham with a development partner	Advanced pre-application discussions. This forms part of a wider regeneration scheme linked to estate renewal. Parts of the Masterplan area have been implemented. A planning application is expected to be lodged 2012/13.	Low
The Albany Centre	N/A	0.27	30	30 – 2019/20	Private	Pre-application discussions have taken place. Scheme dependent on theatre remaining operational while works take place.	Medium
New Cross Gate Retail Park / Sainsbury's	SALP	4.29	200	100 – 2018/19 100 – 2019/20	Private	Pre-application discussions. Scheme on hold since economic recession in 2008. Traffic and access issues need to be resolved with TfL before an application can progress.	Medium
Kender Estate (Phase 4)	N/A - Estate Renewal	1.36	200	100 – 2014/15 100 – 2015/16	Private	Pre-application discussions have taken place. Estate renewal scheme. A planning application is expected to be lodged 2012/13.	Low
District Hubs							
Leegate Shopping Centre	SALP	1.53	130	130 – 2017/18	Private St Modwen	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Medium
O'Rourke/Sivyer Transport	SALP	0.52	28	28 – 2023/24	Private	None The Council will use the forthcoming SALP to facilitate delivery.	Medium
113-157 Sydenham Road	SALP	0.85	98	49 – 2022/23 49 – 2023/24	Private	None The Council will use the forthcoming SALP to facilitate delivery.	Medium

Site	DPD	Ha	Housing	Anticipated phasing	Delivery	Progress	Risk
Local Hubs							
Sites at Brockley Cross	SALP	0.67	80	40 – 2015/16 40 – 2016/17	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low - Medium
Nightingale Grove Mews Estate (Hither Green)	SALP	0.25	30	30 – 2013/14	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low - Medium
Nightingale Grove Driving Centre (Hither Green)	SALP	0.41	30	30 – 2014/15	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low - Medium
Nightingale Grove No. 35 (Hither Green)	SALP	0.2	35	35 – 2013/14	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low - Medium
Nightingale Grove 37 to 43 (Hither Green)	SALP	0.22	30	30 – 2015/16	Private	Pre-application discussions. The Council will use the forthcoming SALP to facilitate delivery.	Low - Medium
TOTAL		28.48	3,515				

4. Risk, monitoring and management of housing delivery

4.1 Risk assessment

The following provides a short commentary on the risks for each site identified in the previous tables with an emphasis on those sites with planning permission.

4.1.1 Low risk

Those sites classified as low risk were either near completion, under construction or about to commence as of mid 2012. There is confidence that these schemes will be completed as specified.

4.1.2 Medium risk

Medium risk sites tend to be those schemes which are private sector led and/or depend on public sector funding, which has not yet been committed. Many of the private sector led sites are attributed a higher risk due to the difficulties experienced in accessing private finance since the economic recession began in 2008. A brief discussion on *key* sites classified as medium with planning permission is included below. The Council will use the forthcoming SALP and town centre plans for Lewisham and Catford to facilitate delivery of those sites identified as medium risk where planning permission is yet to be obtained.

Lewisham Gateway

The economic situation of the last few years has delayed commencement. The developer has been working with the Council and it is anticipated that the first reserved matters application will be submitted in early 2013 with a start on site later that year. However, funding for the infrastructure works (road and river realignment) still needs to be secured and discussions are on-going with the developer, Council and the Greater London Authority.

New Cross Gate NDC Centre

Approval was granted on 18 March 2009 for the construction of 173 residential units, a library, doctor's surgery, other community uses and retail uses. However, due to the economic recession the preferred developer pulled out of the project requiring the scheme to seek alternative sources of funding. The New Cross Gate Trust is continuing negotiations with prospective development partners, government agencies and the Council in order to deliver this flagship development.

Excalibur Estate

The Council's Planning Committee granted approval in April 2011 for a comprehensive estate renewal scheme. Outstanding issues relate to securing funding for the scheme in its entirety (at this stage only Phase I as been secured) and the decant process.

4.2 Housing targets and delivery

Table 4.1 shows actual housing provision for the seven year period 2005/06 to 2011/12. This is within the acceptable ranges as prescribed by the NPPF.

Table 4.1 Net additional dwellings between 2004/5 to 2010/11

Year	2005/6	2006/7	2007/8	2008/9	2009/ 10	2010/ 11	2011/ 12	TOTAL
Conventional supply ²⁰	967	347	978	909	782	728	1,188	5,899
Target	870	859	859	859	859	859	1,088	6,253

For conventional supply a total of 5,899 dwellings were completed against a target of 6,253. This is an average of 893 a year. Housing supply is 94% of the target with a 6% shortfall.

A replacement London Plan was adopted by the Mayor in July 2011. The housing targets have been revised for each borough and Lewisham's new target for annual housing provision for the period 2011 to 2021 is 1,105 additional new dwellings. The housing trajectory has shown that the revised London Plan target is expected to be exceeded over the plan period. Due to the range and number of sites planned for development, it is considered that there is resilience in the delivery strategy, in that delays on one site may be mitigated by the progression of another.

4.3 Engaging with house builders and other key stakeholders

Before finalising the housing trajectory, Council officers in the Planning Policy team liaise with Development Management planners, Strategic Housing colleagues (to account for those schemes delivering affordable housing) and the applicant/developer of selected sites to confirm that phasing as indicated is in line with recent or anticipated site activity. Site visits are also carried out to monitor progress. This particularly relates to those sites included within the five 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 five to eight years, but have yet to lodge a planning application, have all been the subject of pre-application discussions with the Council.

²⁰ New dwellings (net supply)

4.4 Monitoring and management actions

The Council will adopt 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.²¹

The Council, through its AMR will continue to monitor actual supply against the forecast in the housing trajectory on a rolling five year basis and take appropriate actions where it is found that actual supply across a rolling five year period is forecast to be *significantly* less (20%) than planned.²² Should monitoring demonstrate that development of residential sites is slower than anticipated actions depending on the findings could include:

- 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 Strategic Housing Market Assessment
- reviewing the Core Strategy
- reviewing the Site Allocations Local Plan and the Lewisham and Catford town centre local plans, to see whether there is the need to bring forward alternative sites for development and
- reviewing the five year land supply.

4.5 Summary

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

²¹ NPPF, paragraph 47

²² NPPF, paragraph 47

Appendix 1 Dwellings with planning permission (less than 10)

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
08/68730	97	Honor Oak Park	SE23 3LB	FOREST HILL	31/10/2011	0.140	1	6
08/69716	47	Breakspears Road	SE4 1XR	BROCKLEY	25/03/2011	0.049	1	1
08/69872	223-225	Lewisham High Street	SE13 6LY	LEWISHAM CENTRAL	08/04/2011	0.073		9
09/70849	296	Brockley Road	SE4 2RA	LADYWELL	18/06/2009	0.011	1	2
09/70858	101	Kirkdale	SE26 4QJ	FOREST HILL	20/04/2009	0.010		1
09/70871	62	Broadfield Road	SE6 1NG	CATFORD SOUTH	09/04/2009	0.031	1	3
09/70951	243	Lewisham Way	SE4 1XF	BROCKLEY	08/04/2009	0.009	4	5
09/71071	8a	Parkfield Road	SE14 6QB	BROCKLEY	29/10/2009	0.044		2
09/71126	54	Micheldever Road	SE12 8LU	LEE GREEN	28/06/2010	0.023	1	
09/71188	35	David's Road	SE23 3EP	FOREST HILL	13/05/2011	0.012		2
09/71367	169-171	Sydenham Road	SE26 5HB	SYDENHAM	11/06/2009	0.027	1	6
09/71700	365-367	Stanstead Road	SE6 4TZ	RUSHEY GREEN	19/01/2011	0.014		2
09/71791	308	Brockley Road	SE4 2RA	LADYWELL	24/08/2009	0.023	2	5
09/71798	47	Perry Hill	SE6 4LF	BELLINGHAM	26/11/2009	0.005		2
09/72002	4a	Dartmouth Road	SE23 3XU	FOREST HILL	06/10/2009	0.009		2
09/72021	33	Ashdale Road	SE12 9ND	GROVE PARK	14/12/2009	0.025		1
09/72063	120-122	Deptford High Street	SE8 4NS	NEW CROSS	06/10/2009	0.033		2
09/72133	9	Stillness Road	SE23 1NG	CROFTON PARK	14/09/2009	0.019	1	3
09/72180	1a - 1b	Gellatly Road	SE14 5TU	TELEGRAPH HILL	22/01/2010	0.014		1
09/72224	32	St Donatt's Road	SE14 6NR	BROCKLEY	26/08/2010	0.042	1	2
09/72245	16	Coulgate Street	SE4 2RW	BROCKLEY	29/03/2012	0.043		9
09/72487	Land Adjacent 33	Belmont Park	SE13 5BW	LEWISHAM CENTRAL	04/11/2009	0.044		6
09/72501	Rear Of 197-199	Deptford High Street	SE8 3NT	EVELYN	17/02/2010	0.030		9
09/72662	22a-24	Sydenham Road	SE26 5QW	SYDENHAM	09/03/2011	0.120		9
09/72697	Land Between 105 -113	Marvels Lane	SE12 9PH	GROVE PARK	21/12/2009	0.058		5

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
09/72883	7-9	Tanners Hill	SE8 4PJ	BROCKLEY	20/12/2010	0.020		3
09/73025	173-175	Waller Road	SE14 5LA	TELEGRAPH HILL	12/03/2010	0.053	3	7
09/73026	93	Pepys Road	SE14 5SE	TELEGRAPH HILL	12/03/2010	0.038	1	3
09/73063	32-34	Lee High Road	SE13 5PT	LEWISHAM CENTRAL	02/08/2010	0.009		3
09/73071	236-238	Stanstead Road	SE23 1DD	PERRY VALE	08/02/2010	0.027	2	7
09/73099	61	Devonshire Road	SE23 3EW	FOREST HILL	02/04/2010	0.094		9
09/73121	97 - 103	Florence Road	SE14 6QL	BROCKLEY	03/06/2010	0.089		9
09/73230	Former Our Lady Of Lourdes Rc Infant School	Cedars Close	SE13 5DZ	BLACKHEATH	27/07/2011	0.440	1	9
10/73432	Land To Rear Of 122	New Cross Road	SE14 5BA	TELEGRAPH HILL	20/12/2010	0.066		5
10/73461	5	Bromley Road	SE6 2TS	RUSHEY GREEN	13/04/2010	0.005		3
10/73531	295	Brockley Road	SE4 2SA	LADYWELL	02/07/2010	0.014	1	
10/73539	Land To The Rear Of Hammersley House	Pomeroy Street	SE14 5BH	TELEGRAPH HILL	25/11/2010	0.034		8
10/73571	22-23	Herschell Road	SE23 1EG	CROFTON PARK	05/08/2011	0.049		1
10/73582	76	Springbank Road	SE13 6SX	LEWISHAM CENTRAL	28/04/2010	0.006		1
10/73590	39	Kangley Bridge Road	SE26 5BA	BELLINGHAM	23/04/2010	0.032		1
10/73625	60	Pepys Road	SE14 5SD	TELEGRAPH HILL	19/04/2010	0.013		1
10/73682	55	Courthill Road	SE13 6DN	LEWISHAM CENTRAL	23/04/2010	0.021	1	2
10/73734	10 - 12	London Road	SE23 3HF	FOREST HILL	05/05/2010	0.022		4
10/73774	43 - 48 Fairlawn Mansions	New Cross Road	SE14	TELEGRAPH HILL	16/12/2011	0.009		2
10/73785	Rear Of 210	Hither Green Lane	SE13 6RT	LEWISHAM CENTRAL	19/05/2010	0.008		1
10/73989	7	Kent House Road	SE26 5LN	SYDENHAM	07/06/2010	0.004		1
10/74203	Harp Of Erin Ph, 2-4	King Street	SE8 3HS	EVELYN	25/06/2010	0.010	1	5
10/74320	Land To Rear (Adjacent Century Yard), 24-28	Dartmouth Road	SE23 3XZ	FOREST HILL	22/09/2010	0.012		4
10/74346	'Tree Tops' 2	The Hermitage	SE23 3QD	FOREST HILL	13/07/2010	0.116	1	1
10/74357	167-171	Lewisham Road	SE13 7PY	BLACKHEATH	14/07/2010	0.035		1
10/74402	37	Abernethy Road	SE13 5QJ	LEE GREEN	25/08/2010	0.011		1
10/74454	Rear Of 104	Engleheart Road	SE6 2HW	RUSHEY GREEN	23/07/2010	0.005		1

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
10/74476	Garages Rear Of	Canadian Avenue	SE6 3JH	CATFORD SOUTH	06/09/2010	0.140		8
10/74484	481-483	Downham Way	BR1 5HU	DOWNHAM	26/07/2010	0.063		5
10/74669	39	Honor Oak Road	SE23 3SH	FOREST HILL	31/01/2011	0.086		6
10/74701	441	New Cross Road	SE14 6TA	NEW CROSS	02/09/2010	0.022		3
10/74729	14	Castleton Road	SE9 4BX	GROVE PARK	19/11/2010	0.019		1
10/74790	19b	Peak Hill Gardens	SE26 4LE	SYDENHAM	13/09/2010	0.009	1	2
10/74796	18a	Queensthorpe Road	SE26 4PH	SYDENHAM	16/09/2010	0.012	1	2
10/74811	Land Adjacent 15	Westwood Park	SE23 3QF	FOREST HILL	06/12/2010	0.030		2
10/74888	Hayward House, 329	Baring Road	SE12 0DZ	GROVE PARK	08/09/2010	0.000		1
10/74907	St Cyprians Church Hall, 294 1/2	Brockley Road	SE4 2RA	LADYWELL	28/07/2011	0.067		9
10/74995	Site Of 'The Haven' & 'Betuna'	Grove Park Road	SE9 4NU	GROVE PARK	04/02/2011	0.078	2	
10/75060	278-280	Kirkdale	SE26 4RS	SYDENHAM	22/09/2010	0.014		7
10/75138	Garages Rear Of 18-24	Westdown Road	SE6	RUSHEY GREEN	19/10/2010	0.107		7
10/75292	Land To Side Of 62	Westbourne Drive	SE23 2UN	PERRY VALE	14/07/2011	0.043		1
10/75312	43	Davenport Road	SE6 2AY	RUSHEY GREEN	03/05/2011	0.018	1	3
10/75323	31	Gillian Street	SE13 7AJ	LADYWELL	22/11/2010	0.037		1
10/75392	232	Hither Green Lane	SE13 6RT	LEWISHAM CENTRAL	07/12/2010	0.034		6
10/75410	Garage To Side Of 10	Malyons Road	SE13 7XG	LADYWELL	08/02/2011	0.007		1
10/75510	77	Burnt Ash Hill	SE12 0AQ	GROVE PARK	14/12/2010	0.063	1	6
10/75529	Land To Rear Of 60 - 66	Taunton Road	SE12 8PB	LEE GREEN	24/03/2011	0.068		1
10/75666	63	Paragon Place	SE3 0SP	BLACKHEATH	24/02/2011	0.016	2	1
10/75723	Site Of Maypole Public House, 1	Mantle Road	SE4 2DU	TELEGRAPH HILL	11/03/2011	0.043	1	9
10/75777	65	Wellmeadow Road	SE13 6TA	LEWISHAM CENTRAL	13/06/2011	0.028	1	3
10/75800	1	Noel Terrace	SE23 3JJ	FOREST HILL	17/01/2011	0.013	1	2
10/75821	48-48a	Springbank Road	SE13 6SN	LEWISHAM CENTRAL	07/03/2011	0.011		1
10/76083	424	New Cross Road	SE14 6TY	BROCKLEY	14/02/2011	0.025	1	2
10/76155	65	Bromley Road	SE6 2UA	CATFORD SOUTH	11/03/2011	0.048	2	3

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
10/76186	195	Stanstead Road	SE23 1HP	CROFTON PARK	28/06/2011	0.007	1	2
10/76219	144a	Deptford High Street	SE8 3PQ	EVELYN	18/07/2011	0.009		2
11/76277	20	Musgrove Road	SE14 5PW	TELEGRAPH HILL	10/05/2011	0.021	1	3
11/76348	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	BLACKHEATH	22/07/2011	0.015		1
11/76368	358	Verdant Lane	SE6 1TP	WHITEFOOT	29/03/2011	0.008		1
11/76379	136	Tanners Hill	SE8 4QD	BROCKLEY	20/12/2011	0.093		9
11/76435	14	Meliot Road	SE6 1RY	WHITEFOOT	13/04/2011	0.024	1	1
11/76437	93-95	Rushey Green	SE6 4AF	RUSHEY GREEN	07/04/2011	0.048	2	9
11/76501	82	Manor Park	SE13 5RL	LEE GREEN	21/06/2011	0.029	1	3
11/76536	43	Castleton Road	SE9 4BY	GROVE PARK	05/04/2011	0.016		1
11/76627	3	New Cross Road	SE14 5DS	NEW CROSS	18/08/2011	0.034	2	3
11/76643	Rear Of 79	Cranston Road	SE23 2EZ	PERRY VALE	21/04/2011	0.012		1
11/76671	56a	Rockbourne Road	SE23 2DD	PERRY VALE	07/04/2011	0.064	1	3
11/76704	10	Tressillian Road	SE4 1YE	BROCKLEY	12/10/2011	0.029	1	3
11/76778	9a	Lutwyche Road	SE6 4EP	PERRY VALE	13/06/2011	0.041		5
11/76798	13	Havelock Walk	SE23 3HG	FOREST HILL	11/05/2011	0.014		2
11/76804	Land To Rear Of 40 & 42	Canonbie Road	SE23 3AP	FOREST HILL	13/05/2011	0.025		3
11/76822	85	Bellingham Road	SE6 2PW	CATFORD SOUTH	20/04/2011	0.035	1	3
11/76862	33	Sydenham Park	SE26 4DW	FOREST HILL	17/05/2011	0.003		1
11/77106	67	Arbuthnot Road	SE14 5NP	TELEGRAPH HILL	12/07/2011	0.024	1	2
11/77112	2	Elswick Road	SE13 7SR	LADYWELL	21/06/2011	0.112		7
11/77124	33	Beadnell Road	SE23 1AA	CROFTON PARK	08/06/2011	0.085		5
11/77209	24	Catford Hill	SE6 4PX	RUSHEY GREEN	01/11/2011	0.010	1	3
11/77230	Rear Of 1	Dartmouth Grove	SE10 8AR	BLACKHEATH	13/09/2011	0.023		1
11/77249	22	Havelock Walk	SE23 3HG	FOREST HILL	01/09/2011	0.007		1
11/77261	Army Cadet Force Hut	Arlington Close	SE13 6JQ	LEWISHAM CENTRAL	01/07/2011	0.038		7
11/77353	100	New Cross Road	SE14 5BA	TELEGRAPH HILL	26/08/2011	0.016	1	3
11/77394	41 - 43	Nightingale Grove	SE13 6HE	LEWISHAM CENTRAL	27/03/2012	0.091		7

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
11/77423	The Sydney Arms, 122	Lewisham Road	SE13 7NL	LEWISHAM CENTRAL	25/07/2011	0.013		2
11/77424	The Sydney Arms,122	Lewisham Road	SE13 7NL	LEWISHAM CENTRAL	30/03/2012	0.017		7
11/77441	69-73	Lausanne Road	SE15 2HY	TELEGRAPH HILL	08/09/2011	0.075		2
11/77443	Land Adjoining 196	Brockley Road	SE4 2SU	BROCKLEY	21/07/2011	0.027		5
11/77513	Rear Of 45-47	Honor Oak Park	SE23 1EA	CROFTON PARK	20/12/2011	0.010		1
11/77521	121	Lewisham High Street	SE13 6AT	LEWISHAM CENTRAL	10/01/2012	0.006		3
11/77524	5 Sandhurt Market	Sandhurst Road	SE6 1UP	CATFORD SOUTH	28/07/2011	0.012	1	2
11/77609	25-27	Beadnell Road	SE23 1AA	CROFTON PARK	15/08/2011	0.046		2
11/77750	55	Belmont Hill	SE13 5AX	BLACKHEATH	12/09/2011	0.017	1	2
11/77757	1	Friendly Street	SE4 1UY	BROCKLEY	23/08/2011	0.054		1
11/77871	307	Sydenham Road	SE26 5EW	SYDENHAM	06/09/2011	0.007	1	2
11/77927	96a	St Asaph Road	SE4 2EL	TELEGRAPH HILL	30/03/2012	0.114		4
11/78004	37	Jerningham Road	SE14 5NQ	TELEGRAPH HILL	21/12/2011	0.041		4
11/78039	Land Adjacent 2	Hospital Way	SE13 6UF	LEWISHAM CENTRAL	29/09/2011	0.010		1
11/78041	1	Revelon Road	SE4 2PN	TELEGRAPH HILL	22/02/2012	0.006		1
11/78155	143	Bromley Road	SE6 2NZ	CATFORD SOUTH	05/12/2011	0.050	1	4
11/78190	13	Harefield Mews	SE4 1LP	BROCKLEY	14/10/2011	0.007		1
11/78359	109	New Cross Road	SE14 5DJ	NEW CROSS	09/02/2012	0.019	1	2
11/78422	49	Brockley Rise	SE23 1JG	CROFTON PARK	18/11/2011	0.020		1
11/78495	359	Brockley Road	SE4 2AG	CROFTON PARK	27/03/2012	0.006		1
11/78513	25	Tanners Hill	SE8 4PJ	BROCKLEY	04/01/2012	0.010	1	1
11/78550	6	Clifton Rise	SE14 6JP	NEW CROSS	07/12/2011	0.007		1
11/78614	51	Gosterwood Street	SE8 5NZ	EVELYN	27/03/2012	0.013		1
11/78645	Land Adjoining 3	Blythe Hill	SE6	CROFTON PARK	18/01/2012	0.032		1
11/78666	Third Floor, 93	Lewisham High Street	SE13 6BB	LEWISHAM CENTRAL	22/12/2011	0.031		3
11/78716	24	Ommaney Road	SE14 5NT	TELEGRAPH HILL	19/03/2012	0.023	1	2
11/78739	58-64	Brockley Rise	SE23 1LN	CROFTON PARK	03/01/2012	0.032	4	9

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
11/78777	18 - 20	Catford Hill	SE6 4PX	RUSHEY GREEN	27/03/2012	0.012		3
11/78857	8 - 12 (Even)	Perry Vale	SE23 2LD	PERRY VALE	13/01/2012	0.026	4	8
11/78859	911-915	Old Street	SE15 1NL	NEW CROSS	16/01/2012	0.033	1	4
11/78907	33	Campshill Road	SE13 6QU	LEWISHAM CENTRAL	08/02/2012	0.051		2
11/78966	31a	Waldram Park Road	SE23 2PW	PERRY VALE	10/02/2012	0.042	2	3
11/78977	457	New Cross Road	SE14 6TA	NEW CROSS	06/03/2012	0.017	1	4
11/79120	Unit 2 , Catalpa Court	Park Piazza	SE13 6TG	LEWISHAM CENTRAL	15/03/2012	0.045		4
12/79251	110	Arica Road	SE4 2PS	TELEGRAPH HILL	26/03/2012	0.009		1
12/79291	36	Lawrie Park Gardens	SE26 6XD	SYDENHAM	19/03/2012	0.046	1	2
12/79402	33a	Sunderland Road	SE23 2PS	PERRY VALE	19/03/2012	0.021	1	2
							74	472

Appendix 2 Dwellings with planning permission (10 or more)

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Proposed Residential Site Area	Existing Total Residential Units	Proposed Total Residential Units
09/73064	58 - 64	Lee High Road	SE13 5PT	LEWISHAM CENTRAL	02/08/2010	0.062		14
11/77196	255 - 269	Sydenham Road	SE26 5EN	SYDENHAM	30/03/2012	0.105	32	17
06/64454	489a	New Cross Road	SE14 6TQ	NEW CROSS	03/08/2009	0.061		20
10/74140	Merchant Taylors Almshouses	Brandram Road	SE13 5RX	BLACKHEATH	07/12/2010	0.049	35	23
10/74455	Site Of Rising Sun P.H. 88	Rushey Green	SE6 4HW	RUSHEY GREEN	12/11/2010	0.189		29
10/75911	Old Builders Yard	Springbank Road	SE13 6SS	LEWISHAM CENTRAL	03/10/2011	0.130		32
11/77408	7-17	Yeoman Street	SE8 5DT	EVELYN	30/03/2012	0.073		33
11/77754	52-54	Thurston Road	SE13 7SD	LEWISHAM CENTRAL	26/10/2011	0.267		62
09/71953	Land Rear Of 15 - 17a	Tyson Road	SE23 3AA	FOREST HILL	22/04/2010	0.922	3	71
10/73730	Bond House	Goodwood Road	SE14 6BL	NEW CROSS	21/03/2012	0.159		78
10/74143	Boones Almshouses	Belmont Park	SE13 5BL	LEWISHAM CENTRAL	30/03/2012	0.650	30	88
11/77530	Site Of Former Clifton Medical Centre, 23-27 Clifton Rise &	Batavia Road	SE14	NEW CROSS	19/03/2012	0.370		114
11/78175	Land Fronting Deptford High Street, Together With The Car Pa	Octavius Street	SE8	NEW CROSS	08/03/2012	0.382		132
10/75331	Neptune Works, Site Of Parkside House Buildings And Adjacent	Grinstead Road	SE8	EVELYN	30/03/2012	0.580		199
10/75973	Excalibur Estate Regeneration Area,	Baudwin Road	SE6	WHITEFOOT	30/03/2012	6.154	178	371
10/76005	Thurston Road Industrial Estate	Jerrard Street	SE13 7SH	LEWISHAM CENTRAL	27/03/2012	0.791		412
08/68523	35	Evelyn Street	SE8 5RT	EVELYN	30/03/2012	1.249		696
06/62375	Lewisham Gateway Site	Lewisham High Street	SE13	LEWISHAM CENTRAL	08/05/2009	3.350		800
09/73189	Crown, New Baltic, Park, Bridge And Victoria Wharves	Oxestalls Road	SE8	EVELYN	30/03/2012	3.026	1	905
09/72554	Heathside & Lethbridge Estate	Blackheath Hill	SE10	BLACKHEATH	22/03/2010	5.151	565	1,192
11/76357	Surrey Canal Triangle To The North Of	Surrey Canal Road	SE14	NEW CROSS	30/03/2012	6.539	7	2,372
							851	7,660

Appendix 3 Dwellings under construction (less than 10)

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
0150234	88	Deptford High Street	SE8 4RG	NEW CROSS	09/05/2003	0.008	1	2
0252951	Rear Of 19-27	Ringmore Rise	SE23 3DF	FOREST HILL	02/05/2003	0.000		1
04/56497	Rear Of 195	Brockley Road	SE4 1LP	BROCKLEY	26/08/2005	0.010		1
04/57015	73	Deptford High Street	SE8 4AA	NEW CROSS	24/01/2005	0.018		3
05/59127	8	Harefield Mews	SE4 1LP	BROCKLEY	18/12/2006	0.011		1
05/59306	497	New Cross Road	SE14 6TQ	NEW CROSS	28/07/2006	0.009		3
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
07/66035	Rear Of 181	Brockley Road	SE4	BROCKLEY	01/11/2007	0.009		1
07/66473	Garages On Land Between 72-80	Geoffrey Road	SE4 1NT	BROCKLEY	14/08/2008	0.068		9
07/66665	Land Bounded By 92-114	Friendly Street	SE8 4HY	BROCKLEY	10/12/2008	0.041		3
07/66814	The Rutland Arms Public House, 55	Perry Hill	SE6 4LF	BELLINGHAM	20/03/2008	0.038		9
07/66995	116	Wood Vale	SE23 3EB	FOREST HILL	19/11/2007	0.010	2	3
08/67936	27	Aspinall Road	SE4 2EH	TELEGRAPH HILL	18/03/2008	0.027	1	3
08/68399	10	Ardgowan Road	SE6 1AJ	LEWISHAM CENTRAL	24/06/2008	0.029	1	3
08/68447	11	Tewkesbury Avenue	SE23 3DG	FOREST HILL	02/06/2008	0.032	1	1
08/68509	121	Lewisham Way	SE14 6QJ	BROCKLEY	22/06/2009	0.018	1	3
08/68566	91	Ronver Road	SE12 0NL	GROVE PARK	23/05/2008	0.017		2
08/68617	314	Brownhill Road	SE6 1AX	CATFORD SOUTH	30/05/2008	0.048	1	6
08/69263	Land To The Side Of 4	Redberry Grove	SE26 4DA	FOREST HILL	06/02/2009	0.041		1
08/69268	12	Hildenborough Gardens	BR1 4NU	DOWNHAM	04/09/2008	0.013		1
08/69286	1	Manor Mount	SE23 3PY	FOREST HILL	14/10/2008	0.076	1	5
08/69816	159-161	New Cross Road	SE14 5DG	NEW CROSS	10/11/2008	0.010	2	7
08/69848	181-189	Kirkdale	SE26 4QH	SYDENHAM	15/07/2009	0.070		7
08/70076	Land Adjacent 60	Larkbere Road	SE26 4HB	SYDENHAM	19/01/2009	0.011		1
08/70208	29	St Fillans Road	SE6 1DQ	CATFORD SOUTH	11/02/2009	0.019	1	

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
08/70523	Garages To Rear Of 2-6	Leahurst Road	SE13 5JB	LEE GREEN	12/03/2009	0.031		4
08/70576	17	Pearcefield Avenue	SE23 3EU	FOREST HILL	28/04/2009	0.012		1
09/70963	Rear Of 41	Wickham Road	SE4 1LT	BROCKLEY	11/09/2009	0.030		1
09/71073	Site Of Garages Adjacent 2	Winterbourne Road	SE6 4UQ	RUSHEY GREEN	28/04/2009	0.010		1
09/71607	Rear Of 48	Ravensbourne Road	SE6 4UX	CROFTON PARK	05/02/2010	0.013		1
09/72053	Former Clive House, 29	Dermody Road	SE13 5HB	LEE GREEN	11/09/2009	0.066		6
09/72109	2a Pretoria Parade	Tyrwhitt Road	SE4 1QG	LADYWELL	15/09/2009	0.046		8
09/72597	179	Brockley Road	SE4 2RS	BROCKLEY	24/03/2010	0.010	1	1
10/73423	Land To Rear Of 189-191	Perry Hill	SE6 4HD	BELLINGHAM	01/11/2010	0.119		3
10/73435	Rear Garden Of The Pagoda	Pagoda Gardens	SE3 0UZ	BLACKHEATH	25/10/2010	0.068		1
10/73530	39	Comerford Road	SE4 2BA	CROFTON PARK	31/03/2010	0.018		1
10/73855	97 & 97a	Rushey Green	SE6 4AF	RUSHEY GREEN	09/06/2010	0.030		6
10/74109	230 - 232	Malpas Road	SE4 1DJ	BROCKLEY	17/06/2010	0.140	1	7
10/74139	8	Lanier Road	SE13 6HU	LEWISHAM CENTRAL	06/07/2010	0.009		1
10/74260	56	Wickham Road	SE4 1LS	BROCKLEY	16/07/2010	0.024	1	2
10/74442	20-28	Dartmouth Road	SE23 3XU	FOREST HILL	05/08/2011	0.004		4
10/74459	1	Sandrock Road	SE13 7TS	LADYWELL	05/08/2010	0.007		1
10/74616	73	Brownhill Road	SE6 2HF	RUSHEY GREEN	23/08/2010	0.034	1	2
10/74741	41	Rosenthal Road	SE6 2BX	RUSHEY GREEN	13/08/2010	0.030	1	2
10/74906	Osborne Arms P.H. 14	New King Street	SE8 3HS	EVELYN	15/02/2011	0.016	1	4
10/75095	14	Sydenham Road	SE26 5QT	SYDENHAM	19/11/2010	0.014	1	3
10/75109	48	Davenport Road	SE6 2AZ	RUSHEY GREEN	21/11/2011	0.012		1
10/75154	209-211	Mantle Road	SE4 2EW	TELEGRAPH HILL	20/12/2010	0.029		5
10/75175	153	Rushey Green	SE6 4BD	RUSHEY GREEN	10/03/2011	0.009		3
10/75258	201	Brockley Rise	SE23 1NL	CROFTON PARK	13/12/2010	0.027		1
10/75420	Rear Of 109	Stondon Park	SE23 1LD	CROFTON PARK	31/12/2010	0.014		2
10/75469	Forest Hill Hotel, 41	Stanstead Road	SE23 1HG	PERRY VALE	13/01/2011	0.038	1	8

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
10/75492	93	Endwell Road	SE4 2NF	TELEGRAPH HILL	15/12/2010	0.006		2
10/75766	Garages To Rear Of 45-63	Honor Oak Park	SE23 1DZ	CROFTON PARK	17/01/2011	0.074		5
10/76101	475 - 477	New Cross Road	SE14 6TA	NEW CROSS	07/04/2011	0.018		7
10/76150	18	Longton Avenue	SE26 6QZ	SYDENHAM	25/02/2011	0.062	2	7
10/76172	Rear Of 25-43	Honor Oak Park	SE23 1DZ	CROFTON PARK	15/06/2011	0.088		7
11/76267	1	Waldram Crescent	SE23 3LW	FOREST HILL	10/03/2011	0.029		8
11/76380	121	Wellmeadow Road	SE6 1HN	CATFORD SOUTH	27/05/2011	0.049	1	4
11/76559	310	Lewisham Road	SE13 7PA	LEWISHAM CENTRAL	31/05/2011	0.005	1	2
11/76562	4	Kirkdale	SE26 4NE	FOREST HILL	09/06/2011	0.087	1	4
11/76668	5	Honley Road	SE6 2HZ	RUSHEY GREEN	21/04/2011	0.044	1	5
11/76678	50	Randlesdown Road	SE6 3BT	BELLINGHAM	10/06/2011	0.010		2
11/76717	52	Baring Road	SE12 0PS	GROVE PARK	03/05/2011	0.009	1	2
11/77010	Land To Side Of 26	Inglemere Road	SE23 2BE	PERRY VALE	24/05/2011	0.031		3
11/77140	382-386	Lee High Road	SE12 8RW	LEE GREEN	29/06/2011	0.032	1	4
11/77152	Rear Of 5	Honley Road	SE6 2HZ	RUSHEY GREEN	09/06/2011	0.012		1
11/77695	63	Loampit Hill	SE13 7SZ	LADYWELL	19/09/2011	0.011	1	3
11/77784	1	Shell Road	SE13 7TW	LADYWELL	01/09/2011	0.015	1	2
11/78643	112	George Lane	SE13 6HW	RUSHEY GREEN	20/12/2011	0.025	1	3
							31	228

Appendix 4 Dwellings under construction (10 or more)

Borough Reference	Site Name/Number	Primary Street Name	Post Code	Ward	Permission Date	Total Site Area (Proposed)	Existing Total Residential Units	Proposed Total Residential Units
03/55117	Rollins House, 55-57	Rollins Street	SE15 1EP	NEW CROSS	05/11/2007	0.093		12
05/58884	Former Bell Green Gasworks Site	Bell Green	SE26 4PU	BELLINGHAM	19/10/2006	1.001		156
06/63582	Adhesive Specialists Ltd., 59	Ladywell Road	SE13 7UT	LEWISHAM CENTRAL	14/08/2007	0.130		14
07/64914	Site Of Garage Rear Of 189a And Land Rear Of 181-191	Kirkdale	SE26 4QH	SYDENHAM	10/10/2007	0.224		13
08/69448	Site Of Seager Buildings & Norfolk House	Brookmill Road	SE8 4HT	BROCKLEY	07/04/2009	0.796	37	310
09/71246	Land On South Side	Loampit Vale	SE13	LEWISHAM CENTRAL	15/03/2010	1.842		788
09/72554A	Heathside & Lethbridge Estates	Blackheath Hill	SE13	BLACKHEATH	22/03/2010	0.692	56	138
09/72782	16a (Land And Garages Rear Of 6-24)	Algernon Road	SE13 7AT	LADYWELL	16/02/2010	0.524		34
09/72790	Greyhound Public House 309	Kirkdale	SE26 4QB	SYDENHAM	24/05/2010	0.313		40
09/72980	Site Of Tigers Head P.H., 350-352	Bromley Road	SE6 2RP	WHITEFOOT	05/03/2010	0.208		36
09/73135	335-337	Bromley Road	SE6 2RP	WHITEFOOT	12/03/2010	0.536		117
10/73341	5	St Norbert Road	SE4 2EY	TELEGRAPH HILL	26/11/2010	0.360		32
10/73437	Marine Wharf West	Plough Way	SE16 7UE	EVELYN	20/09/2011	2.868		532
10/73624	Spotted Cow P.H. 104	Hither Green Lane	SE13 6QA	LEWISHAM CENTRAL	18/03/2011	0.110		16
10/73783	9	Staplehurst Road	SE13 5ND	LEE GREEN	23/12/2010	0.350		51
10/74206	1-12 Basing House & 212-218	Southend Lane	SE6 2DS	BELLINGHAM	18/05/2011	0.477	18	44
10/75280	'Pride Of Deptford', 73-79	Childers Street	SE8 5JR	EVELYN	29/03/2011	0.090		22
10/75452	Land To East Of Fishers Court	Besson Street	SE14 5AS	TELEGRAPH HILL	08/08/2011	0.051		12
10/75996	Willow Lodge, 11	Westwood Hill	SE26 6BQ	SYDENHAM	10/03/2011	0.271		22
11/78896	Martins Yard, 82a	Endwell Road	SE4 2PD	TELEGRAPH HILL	30/03/2012	0.460		46
							111	2,435