

Appendix 6 Housing Trajectory and Five Year Housing Land Supply – Updated October 2023

The trajectory has been updated prior to Submission, informed by the latest 2023 Starts and Completions Survey and information on how sites are progressing, either at pre-app / application stage or during construction. This update provides an opportunity to re-align the site phasing and ensure site delivery is more realistic than before. The trajectory will continue to be updated as the Plan progresses towards adoption.

Site progress column:

None	No progress made so far
A21, NX, CTCF	Masterplan/Framework has been prepared
Adopted SA	Site was adopted in the Site Allocations Local Plan
App	Application submitted or advanced pre-application discussions have started
Lapsed	Planning consent has recently lapsed
NS	Planning permission or resolution to approve has been granted but construction has not yet started
UC	Planning permission has been granted and the site is under construction
Comp	Site has been completed

The 5 and 15 year supply has been rolled forward from 2023/24 to 2024/25, to coincide with the anticipated adoption of the Plan. Years before and after the 15 year supply are also shown, in order to assess the supply against different targets.

The uplift from the Bell Green sites represents the additional units that could be delivered if a higher growth scenario was adopted, based on an increase in PTAL levels resulting from the Bakerloo Line Extension and/or Bell Green/Lower Sydenham becoming an Opportunity Area.

Key findings

- The site allocations will supply 24,928 (74%) new homes throughout the 20 year Plan period (2020/21 – 2039/40), consisting of:
 - 7,085 (28%) in the Central Area
 - 12,948 (52%) in the North Area
 - 1,400 (6%) in the East Area
 - 2,594 (10%) in the South Area
 - 901 (4%) in the West Area.
- Other large consented sites will supply 1,797 (5%) new homes throughout the 20 year Plan period.
- Small site windfalls will supply 7,033 (21%) new homes throughout the 20 year Plan period. The small sites will form an important contribution in being able to meet the housing supply targets.
- The majority of the supply comes from the North Area, followed by the Central Area. This is because the site allocations are focussed towards the north and central parts of the borough, where the Opportunity Area is located and in other highly accessible locations, such as major town centres and along the A21 corridor.
- Overall, there will be a baseline supply of 33,758 new homes throughout the 20 year Plan period, consisting of site allocations, other large consented sites and small site windfalls. This rises to 36,232 new homes if growth from an additional 2,474 new homes in the Bell Green area is taken into account.
- The baseline supply of housing has been assessed against the 10 year London Plan target as well as the 5 and 15 year NPPF targets, as shown in the tables below.
- This demonstrates that sufficient homes can be delivered within the 5 and 15 year period.
- The NPPF does not require the Local Plan housing supply to be assessed beyond the 15 year target period. However, the Local Plan runs for 20 years and the housing trajectory demonstrates that there will continue to be a supply of housing provided in the longer term.
- The Council will keep under review the Local Plan's housing targets and performance against the delivery of these targets. In particular, the longer term housing supply will be reassessed when the next London wide SHLAA becomes available, as part of the review of the London Plan. Where changes to the London Plan borough-level housing targets are made the local plan review process will be used to ensure Lewisham's Local Plan remains in general conformity with the London Plan.

Types of target	Relevant years	Target	Assessment
London Plan - 10 year target	2019/20 – 2028/29	Lewisham's target for a 10 year period is <u>16,670</u> (1,667 p.a.), incorporating a small sites target of 379 p.a.	The site allocations, other large consented sites and small site windfalls will supply <u>15,802</u> new homes between 2019/20 – 2028/29. The supply of housing during the 10 years falls short of the target, due to a variety of external factors such as stalled sites, applications being re-submitted for consented schemes and an under supply of 3,471 housing completions during years 2020/21 to 2022/23 compared to the London Plan annual target. To rectify this, the backlog associated with the latter will be catered for by the end of the first 5 year period (2028/29).
NPPF - 5 year target	2024/25 – 2028/29	Lewisham's target is 2,358 p.a. or <u>11,790</u> over the 5 year period. This consists of 3 components: <ul style="list-style-type: none"> London Plan housing target: 1,667 p.a. A backlog: completions during 2020/21 to 2022/23 amounted to 1,530 compared to the London Plan target of 5,001 over the same period. This creates an undersupply of 3,471 new homes as at the end of 2022/23. This backlog will be catered for by the end of the first 5 years (2028/29) and is equivalent to 579 p.a. An appropriate buffer: 5% (or 112 units p.a.) has been added to the above two components, given Lewisham's 87% performance in the last Housing Delivery Test. 	The site allocations, other large consented sites and small site windfalls will provide specific deliverable sites amounting to <u>11,863</u> new homes between 2024/25 – 2028/29. The supply of housing during the 5 years exceeds the target.
NPPF - Number of deliverable years	2024/25 – 2028/29	Lewisham's 5 year supply is assessed against the annual target of 2,358 p.a. (see above), to demonstrate more than 5 years' worth of supply.	The site allocations, other large consented sites and small site windfalls will supply 11,863 new homes between 2024/25 – 2028/29. When divided by 2,358 p.a. there will be <u>5.03 deliverable years</u> , exceeding the target.
NPPF - 15 year target	2024/25 – 2038/39	Lewisham's target is <u>28,460</u> over the 15 year period. This consists of 2,358 p.a. for years 1-5, then the target of 1,667 p.a. has been rolled forward for years 6-15. A 5% buffer does not need to be applied for years 6-15, just the deliverable sites in Years 1-5.	The site allocations, other large consented sites and small site windfalls will supply <u>29,816</u> new homes between 2024/25 – 2038/39. The supply of housing during the 15 years exceeds the target.
NPPF - Delivery through small sites	2020/21 - 2039/40	Land to accommodate at least 10% of the target on sites no larger than 1 hectare.	<ul style="list-style-type: none"> 2,129 or <u>18%</u> of the 5 year target (11,790) will be provided on site allocations and other large consented sites of 1 hectare or less. This rises to 4,024 (34%) if small site windfalls are taken into account.

			<ul style="list-style-type: none">• 3,426 or <u>12%</u> of the 15 year target (28,460) will be provided on site allocations and other large consented sites of 1 hectare or less. This rises to 9,111 (32%) if small site windfalls are taken into account.• 5,086 or <u>14%</u> of the supply across the 20 year plan period (36,795) will be on site allocations and other large consented sites of 1 hectare or less. This rises to 12,119 (33%) if small site windfalls are taken into account.• Any additional small site windfalls will increase this supply further.
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Site ref	Site name	Site size (ha) <i>Italicised = sites less than 1 hectare</i>	Site progress	Pre Plan period Net units completed prior to April 2019	Pre 15 year supply					15 year supply															Post 15 year 39/ 40
					19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	37/ 38	38/ 39	
										Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	

LARGE SITES 25 units or more or 0.25 hectares or more
 * less than 25 units but contributes to the spatial strategy or non self-contained supply

CENTRAL AREA

Central Area site allocations																									
1	Lewisham Gateway	1.53	UC	362						649															
2	Lewisham Shopping Centre	6.38	App									160	157	157	157	158	158	158	158	158	158				
3	Land at Engate Street	0.81	A21																						112
4	Conington Road	1.11	UC					365																	
5	Land at Conington Road and Lewisham Road (Tesco)	1.53	App									107	150	150											
7	Lewisham Retail Park, Loampit Vale	1.13	App											200	200	129									
8	110-114 Loampit Vale	0.12	None																		30				
9	Silver Road and Axion House	0.48	UC							141															
10	House on the Hill, Slaithwaite Road	0.31	A21/App																						
11	Church Grove Self-Build	0.35	UC					36																	
12	Ladywell Play Tower	0.32	NS																						
13	PLACE/Ladywell (Former Ladywell Leisure Centre)	0.93	App																						
14	Driving Test Centre, Nightingale Grove	0.41	Adopted SA																						
15	Land at Nightingale Grove and Maythorne Cottages *	0.43	NS																						
16	Land at Rushey Green and Bradgate Road (Aldi)	0.50	A21																						88
17	Catford Shopping Centre and Milford Towers	3.42	CTCF/App																						
18	Catford Island	2.28	CTCF/App																						
19	Laurence House and Civic Centre	2.21	CTCF																						
21	Wickes and Halfords, Catford Road	2.06	CTCF																						
22	Ravensbourne Retail Park	2.46	A21/App																						
Total: Central Area site allocations				362	0	0	0	0	401	790	0	459	536	892	877	676	637	245	391	333	304	344	0	0	200

Central Area other large consented sites

	Land to rear of Chiddingstone House, Lewisham Park	0.50	Comp		53																				
	St Mungos, Spring Gardens, Arlington Close	0.96	Comp		28																				
	Pheobes Garden Centre	0.42	Comp		27																				
	Lewisham Exchange (former Carpetright) (student housing with ratio 2.5:1 applied)	0.26	Comp			370																			
	320 Brownhill Road (NSC care home with 1:1 ratio applied)*	0.11	Comp				26																		
	9-19 Rushey Green, (former job centre)	0.13	Comp					45																	
	223-225 Lewisham High Street (127 hotel rooms with 1.8:1 ratio applied) *	0.07	Comp					71																	
	Lewisham House, 25 Molesworth Street	0.96	NS																						
	Catford Timber Yard	0.17	NS																						
	73 Lewisham High Street *	0.06	NS																						
	Colfe and Hatcliffe Glebe (NSC over 60s sheltered units with 1:1 ratio applied) *	0.12	NS																						
Total: Central Area other large consented sites				0	108	370	26	116	0	0	45	0	0	52	0	109	109	0	0	0	0	0	0	0	0
Total: Central Area				362	108	370	26	116	401	790	45	459	536	944	877	785	746	245	391	333	304	344	0	0	200

NORTH AREA

North Area site allocations

1	Convoys Wharf MEL	20.46	UC											124	228	228	260	260	260	260	260	260	260	260	367	367	366	
2	Deptford Landings MEL (formerly known as Oxestalls Road) and Scott House	4.71	UC		203										251	189	279	416	112	100	100	100	100	90				
3	Evelyn Court LSIS	0.27	App																									
4	Neptune Wharf MEL	1.14	UC																									
5	Surrey Canal Road and Trundleys Road LSIS (NSC 402 student beds with 2.5:1 ratio applied + 58 units)	0.55	UC																									
6	Apollo Business Centre LSIS (NSC 484 student beds with 2.5:1 ratio applied + 42 units)	0.42	App																									
7	Silwood Street	0.25	UC																									
9	Surrey Canal Triangle MEL	8.49	NS																									
Total: North Area site allocations				20.46	203	0	0	0	0	0	0	0	0	0	124	228	228	260	260	260	260	260	260	260	260	367	367	366

