## 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
Арр	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	Target	Assessment
London Plan - 10 year target	years 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	<ul> <li>Lewisham's target is 2,358 p.a. or <u>11,790</u> over the 5 year period. This consists of 3 components:</li> <li>London Plan housing target: <b>1,667</b> p.a.</li> <li>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 <b>579</b> p.a.</li> <li>An appropriate buffer: 5% (or <b>112</b> units p.a.) has been added to the above two components, given Lewisham's 87% performance in the last Housing Delivery Test.</li> </ul>	The site allocations, other large consented sites and small site windfalls will provide specific deliverable sites amounting to $11,863$ 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</u> deliverable years, 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.	• 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.

	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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ite Site name ef	Site size (ha)	Site progress	Pre Plan period		Pre	15 year su	pply									15 year supply								Post 15 year
	Italicised =	1.2	Net units	19/	20/	21/	22/	23/ 24	24/	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	37/ 38	38/	39/ 40
	sites less than 1 hectare		completed prior to April 2019	20	21	22	23		25 Yr 1	26 Yr 2	27 Yr 3	28 Yr 4	29 Yr 5	30 Yr 6	31 Yr 7	32 Yr 8	33 Yr 9	34 Yr 10	35 Yr 11	36 Yr 12	37 Yr 13	38 Yr 14	39 Yr 15	40
ARGE SITES 25 units or more or 0.25 h * less than 25 units but contributes ENTRAL AREA			r non self-cor	ntained sup	ply																			
entral Area site allocations 1 Lewisham Gateway	1.53	UC	362		1	1			649															T
2 Lewisham Shopping Centre	6.38											160	157	157	157	158	158	158	158	158	158			
3 Land at Engate Street	0.81																							1
4 Conington Road	1.11	UC						365																
5 Land at Conington Road and Lewisham Road (Tesco)	1.53										107	150	150											
7 Lewisham Retail Park, Loampit Vale	1.13												200	200	129									
8 110-114 Loampit Vale	0.12																		30					
9 Silver Road and Axion House	0.48								141															
10 House on the Hill, Slaithwaite Road		A21/App			ļ			20					52											
11 Church Grove Self-Build         12 Ladywell Play Tower	0.35 0.32							36					22											<u> </u>
12 Ladywell Play Tower 13 PLACE/Ladywell (Former Ladywell Leisure Centre)	0.32		-								102		33			73								
14 Driving Test Centre, Nightingale Grove		App Adopted SA									102					73					40			
15 Land at Nightingale Grove and Maythorne Cottages *	0.47											22									40			
16 Land at Rushey Green and Bradgate Road (Adi)	0.50																							-
17 Catford Shopping Centre and Milford Towers		CTCF/App										102	200	200				145	145	146	146			
18 Catford Island		CTCF/App									250	102	100	150										
19 Laurence House and Civic Centre		CTCF														87	87	88						
21 Wickes and Halfords, Catford Road		CTCF												170	170	172								
22 Ravensbourne Retail Park	2.46	A21/App													220	147								
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	2
entral Area other large consented sites	,				,							•							•	•				•
Land to rear of Chiddingstone House, Lewisham Park		Comp		53																				
St Mungos, Spring Gardens, Arlington Close		Comp		28																				
Pheobes Garden Centre		Comp		27																				
Lewisham Exchange (former Carpetright) (student housing with ratio 2.5:1 applied)		Comp			370																			
320 Brownhill Road (NSC care home with 1:1 ratio applied)* 9-19 Rushey Green, (former job centre)		Comp Comp				26	45																	
223-225 Lewisham High Street (127 hotel rooms with		Comp					71																	
1.8:1 ratio applied) * Lewisham House, 25 Molesworth Street	0.96														109	109								
Catford Timber Yard	0.17												52											-
73 Lewisham High Street *	0.06									23														-
Colfe and Hatcliffe Glebe (NSC over 60s sheltered units with 1:1 ratio applied ) *	0.12	NS								22														
Total: Central Area other large cons	ented sites		0					0	0	45	0	0	52		109		0		0		0	0	0	
Total: C	entral Area		362	108	370	26	116	401	790	45	459	536	944	877	785	746	245	391	333	304	344	0	0	) 2
IORTH AREA																								
orth Area site allocations	00.40		1			1					404	0001	000	000	000	000	000		000		0.07		0.00	1
1 Convoys Wharf MEL 2 Deptford Landings MEL (formerly known as Oxestalls	20.46 4.71			203						254	124 189	228 279	228 416	260 112	260 100		260 100				367	367	366	<u>'</u>
2 Deptiord Landings MEL (formerly known as Oxestalls Road) and Scott House	4.71	00		203	1					251	189	279	416	112	100	100	100	100	90					1
3 Evelyn Court LSIS	0.27	Арр											102											-
4 Neptune Wharf MEL	1.14								199															<u> </u>
5 Surrey Canal Road and Trundleys Road LSIS (NSC 402 student beds with 2.5:1 ratio applied + 58 units)	0.55	UC											161	58										
6 Apollo Business Centre LSIS (NSC 484 student beds	0.42	Арр										193	42											
with 2.5:1 ratio applied + 42 units)																								
7 Silwood Street	0.25	UC							61															

Site Site name	•	Site size	Site	Pre Plan		Pre	15 year su	pply									15 year								Post 15
ref		(ha) Italicised =	progress	period Net units	19/	20/	21/	22/	23/	24/	25/	26/	27/	28/	29/	30/	supply 31/	32/	33/	34/	35/	36/	37/	38/	year 39/
		sites less		completed	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		than 1		prior to																					
		hectare		April 2019						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	
											11 2			11.5				11 5							
																								/	
10 Corner of Besson and Briant Stre	reet	1.01								114	210														
11 Former Hatcham Works, New Cr	ross Road	3.67	Adopted SA,	NX													100	175	175	175	5 175	1			
12 Goodwood Road and New Cross	s Road	0.62	Adopted SA,	NX																84	83				
13 Achilles Street		1.40	Арр										150	150	63										
14 Amersham Vale, Former Deptfor	rd Green School	0.68	Comp				120																		
(Upper School Site)																								!	
15 Albany Theatre		0.61												119										L′	
16 Land North of Reginald Road an	nd South of Frankham	1.26	UC								193													/	
Street (Former Tidemill School)		1.00																						Ļ'	<u> </u>
17 Lower Creekside LSIS (remaind		1.00											55		52									ļ!	<u> </u>
18 Sun Wharf MEL (including Netwo		1.00										180												ļ'	<u> </u>
19 Creekside Village East, Thanet V		0.61		-									197	196											L
	Total: North Area site	allocations		0	203	0	120	0	0	374	654	793	1442	1714	845	660	760	835	835	909	818	667	585	652	285
North Area other large consented	d sites	1 4 4 0	Comp		240	1		1	1											1		1			
Anthology, Deptford Foundry			Comp		316																		<b></b>	<b>↓</b> ′	───
Bond House			Comp		89 70																			<b> </b> '	──
19 Yeoman Street			Comp		72																			ļ'	<b> </b>
43-49 Pomoeroy Street			Comp		65																			ļ!	<u> </u>
Astra House, 23-25 Arklow Road	d		Comp			33																		ļ!	
1 Creekside			Comp					56																	
Haulage Yard, Hereford Place			Comp					26																ļ!	<u> </u>
1 White Post Street *		0.28								21														<u> </u>	
Shaftsbury Christian Centre, Fra	inkham Street	0.10								33															
Safa House, 28 Arklow Road *		0.03								14														<u> </u>	
52-54 New Cross Road		0.07										35												!	
333-337 New Cross Road (stude	lent housing with ratio	0.07	UC							25														/	
2.5:1 applied) Former Deptford Green Sports P	Ditch Edward Street	0.23	NS											34										────┘	┝───
	Area other large cons			0	542	33	0	82	0	93	0	35	0	34		0	0	0	0		0	0			<u> </u>
		North Area		0	745	33	120			467			1442	1748		660	760	835	835	909	818	667	585	652	285
	Total.	North Area		- ·	/45		120	02		407	054	020	1442	1740	045	000	700	000	000	503	010	007	505	0.52	203
EAST AREA																									
East Area site allocations 1 Heathside and Lethbridge Estate	ά α	6.07	luc	782				1	284	159											1				
2 Blackheath Hill LSIS		0.31		102					204	100			63											┝────┘	<u> </u>
3 Leegate Shopping Centre		1.90											250	250	62									┝────┘	<u> </u>
4 Sainsbury's Lee Green			None										250	230	02									111	<u> </u>
5 Land at Lee High Road and Lee	Road		None																						55
6 Southbrook Mews *			None																					<sup> </sup>	23
7 Mayfields Hostel, Burnt Ash Road	nd *		Lapsed/App									65												/	23
8 Sainsbury Local and West of Gro			None									05												───′	78
	Total: East Area site		NUTE	782	0	0	0	0	284	159	0	65	313	250	62	•		0	0				0 0	111	-
		anocations		/82	0	0	0	0	284	159	0	65	313	250	62	0	0	0	0	10	0	0	0	111	156
East Area other large consented Stephen James BMW, Lee Terra		0.38	Comp		30			1	1											1		1			
152 Lee High Road *		0.09		-						17														<sup> </sup>	<b>I</b>
Haven and Betuna, Grove Park R	Road (NSC care		Comp					46		17														'	<b>├</b> ───
home with 1:1 ratio applied) *		0.00	50mp					+0																	1
34-40 Eastdown Park *		0.13	NS	+							21														L
	Area other large cons			0	30	0	0	46	0	17			0	0	0	0	0	0	0	0	0 0	0	0	0	C
		I: East Area		782			0	46				65	313	250	62	0	0	0	0	0	) 0	0	0	111	156
SOUTH AREA South Area site allocations																									
1 Former Bell Green Gas Holders	and Livesey	1.66	Арр											260											
Memorial Hall	,																								1
2 Bell Green Retail Park		7.37	Adopted SA													48	100		150	150	150	150			<u> </u>
l		I	ļ	1	I				J											1					<b>I</b>

Site Site name ref	Site size (ha)	Field vedi Subbiv														Post 15 year								
	Italicised =	P. 591055	Net units	19/	20/	21/	22/	23/	24/	25/	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	37/	38/	39/
	sites less		completed	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	than 1 hectare		prior to April 2019																					!
	neclare								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	!
																								!
3 Sainsbury's Bell Green	5.42	None																	137	137	138	138		┣━━━┛
4 Stanton Square LSIS		None																	137	137	94	130		<b>├</b> ───┦
5 Sydenham Green Group Practice		None																		36				───┦
6 Worsley Bridge Road LSIS		None																	113					
7 Lidl, Southend Lane *		None												-									17	
8 Land at Pool Court *	0.30											6		-										
9 Catford Police Station *		A21/App											24											┣───┦
10 Homebase / Argos, Bromley Road	1.70																141							
11 Beadles Garage	0.33																							25
12 Downham Co-op		None																						42
13 Excalibur Estate	6.14		57						102			300												
14 Bestway Cash and Carry		None																			68	68		
Total: South Area sit			57	0	0	0	0	0	102	0	0	306	284	0	48	100	141	150	400	323			17	67
South Area other large consented sites											· · ·													L
Kenton Court, 132 Adamsrill Road	0.21	Comp				25																		
1 Melfield Gardens*		Comp				16																		
56-60 Farmstead	0.28									24														
1-3 Bellingham Road *	0.20	UC							18															
Home Park Housing Office, 129 Winchfield Road	0.24	UC										31												
86-92 Bell Green *	0.03	UC							23															
Total: South Area other large con	sented sites		0	0	0	41	0	0	41	24	0	31	0	0	0	0	0	0	0	0	0	0	0	0
Tota	: South Area		57	0	0	41	0	0	143	24	0	337	284	0	48	100	141	150	400	323	450	206	17	67
WEST AREA																								
West Area site allocations																								
1 111 - 115 Endwell Road	0.38	Adopted SA														57								
2 6 Mantle Rd *		Adopted SA														20								
3 Jenner Health Centre		None																		30				
4 Land at Forest Hill Station East (Waldram Place and	0.21	Adopted SA																			41			
Perry Vale)																								
5 Land at Forest Hill Station West (Devonshire and Dartmouth Roads)	0.44	Adopted SA																			80			
6 Perry Vale LSIS	0.72	None																			73	73		
7 Clyde Vale LSIS *	0.12	None																						21
8 Featherstone Lodge, Eliot Bank		None																	33					
9 Willow Way LSIS	1.29												175	6										
10 74-78 Sydenham Road *		None																						16
11 Land at Sydenham Road and Loxley Close		None																						125
12 113 to 157 Sydenham Road	0.86	Adopted SA																	53					
Total: West Area sit	allocations		0	0	0	0	0	0	0	0	0 0	0	175	i 0	0	77	0	0	86	82	246	73	0	162
West Area other large consented sites												· · · ·		-										
Land rear of 15-17a Tyson Road		Comp		68																				
Fairway House, rear of Dartmouth Road		Comp		27																				
Longfield Crescent Estate		Comp		27																				
Former Sydenham Police Station		Comp				33																		
154-158 Sydenham Road		Comp					33																	L
Welllington Close, Somerville Estate*		Comp					23																	
Our Lady and St Philip Neri RC Primary School	0.33							59																L
Waldram Crescent, Rear of 1-17 Stanstead Road *	0.11							22																L
Mayow Park Warehouse (6 C2 supported living and 26 temporary C3 with ratio 1.8:1 applied) *	0.10	UC						18																
Garages at Knapdale Close *	0.72	Comp					17																	<u> </u>
96a Sydenham Road *	0.72						17		10															<del> </del>
Bampton Estate	1.85							<u>^</u>	10															<u> </u>
Dampion Estate	1.85	00						0																<u> </u>

Site ref	Site name	Site size (ha)	Site progress	Pre Plan period		Pre	15 year sup	ply									15 year supply								Post 15 vear
101		Italicised =	progress	Net units	19/	20/	21/	22/	23/	24/	25/	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	37/	38/	39/
		sites less		completed	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		than 1 hectare		prior to April 2019						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	
	Regent Business Centre, 291-301 Kirkdale	0.24	NS								35														
	Mais House	1.35	UC								110														
	Martin's Yard, Drakefell Yard	0.36	Арр											71											
	Valentine Court	0.27	Арр								41														
	Total: West Area other large cons	ented sites		0	122	0	33	73	99	10	186	0	0	71	0	0	0	0	0	0	0	0	0	0	0
	Total	: West Area		0	122	0	33	73	99	10	186	0	0	246	0	0	77	0	0	86	82	246	73	0	162
	Total for Site	Allocations		1201	203	0	120	0	685	1425	654	1317	2597	3315	1784	1384	1574	1221	1376	1728	1527	1707	864	780	870
	Total for other large cons	ented sites		0	802	403	100	317	99	161	276	35	31	157	0	109	109	0	0	0	0	0	0	0	0
	TOTAL for	Large Sites		1201	1005	403	220	317	784	1586	930	1352	2628	3472	1784	1493	1683	1221	1376	1728	1527	1707	864	780	870
C M							-	-			-	-						· · ·							
	ALL SITES ugh-wide small site completions				241	133	196	261							1			I			1		1		
	ugh-wide small sites windfall allowance based on				241	135	190	201	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379
Lond	on Plan target of 379 p.a.																								
	TOTAL for	Small Sites		0	241	133	196	261	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379	379
	TOTAL for Pla	an Period		1201	1246	536	416	578	1163	1965	1309	1731	3007	3851	2163	1872	2062	1600	1755	2107	1906	2086	1243	1159	1249
UPI	.IFT FROM BELL GREEN SITES																								
	Former Bell Green Gas Holders and Livesey											85	85	85	88										
	Bell Green Retail Park																				216	216	216	216	216
	Sainsbury's Bell Green																				159	159	159	159	
	Stanton Square LSIS																						68	69	
	Sydenham Green Group Practice																								51
	Worsley Bridge Road LSIS																						66		
	Tot	tal for uplift		0	0	0	0	0	0	0	0	85	85	85	88	0	0	0	0	0	375	375	509	444	428
	TOTAL for Plan Period v	with uplift		1201	1246	536	416	578	1163	1965	1309	1816	3092	3936	2251	1872	2062	1600	1755	2107	2281	2461	1752	1603	1677