



Lewisham Planning Service

Authority Monitoring Report 2023-24



Photo 1 (Cover): The Church Grove community-led development delivered 36 high-quality homes onto a site, which was formerly home to a derelict school and industrial park.

Image Credit: Richard Chivers

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Key Facts

Key Facts

1 Introduction

The Authority Monitoring Reports (AMR) analyse the performance of the Council's planning policies and outline the work carried out by the Planning Service and demonstrates how development and growth can help to contribute positively to the borough.

When reviewing delivery performance there have been several key external factors that have hampered delivery against targets such as: the legacy of Covid-19; Cost of Living crisis; set alongside the changing national planning regime and new fire regulations, which are having deleterious impact at the local level for many authorities.

The requirement for a local authority to produce Authority Monitoring Reports is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce and make publicly available a series of reports containing information on the implementation of the Local Development Scheme and the extent to which the planning policies set out in the Local Plan documents are being achieved.

This authority's monitoring report for the London Borough of Lewisham has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

This report covers the financial year 2023/24 and contains monitoring information for the period to the end of March 2024.

This report contains information about Lewisham's Planning Authority's delivery against:

- Placemaking
- Infrastructure
- Employment And Town Centres
- Housing Delivery
- Delivery And Performance

The statements below summarise the key facts and findings from each chapter.

Note regarding publication of the AMR

This AMR 2023/24 was originally due to be published in January 2025. The Council recognises and apologises for the delay and disruption to publishing this AMR as resources have been focused on submitting the Local Plan for Examination in November 2023 and subsequently participating in the hearing sessions, preparing main modifications and progressing the Local Plan through to adoption.

Section 113 of the Localism Act 2011 amended Section 35 of the Planning and Compulsory Purchase Act 2004, which required local authorities to produce an AMR to submit to the Secretary of State at the end of the calendar year. This requirement was removed in April 2012 and local authorities now have greater flexibility as to when to produce and publish the reports.

To overcome this delay and ensure monitoring for the Planning Service remains consistent and up-to-date, this AMR has been published alongside the latest version - AMR 2024/25.

During 2023/24, the Council continued to provide housing data for publication by the GLA and the Government and also published an Infrastructure Funding Statement (IFS), ensuring key datasets remained available despite the delay in publishing the full AMR.



2 Placemaking

High Quality Design

During 2023-24 the Council has sought high-quality design through:

- the Design Review Panel providing design advice on 9 development sites that will cumulatively deliver over 2957 new homes.
- the Climate Resilience Team providing advice on 29 major applications to incorporate robust climate adaption and resilience measures.

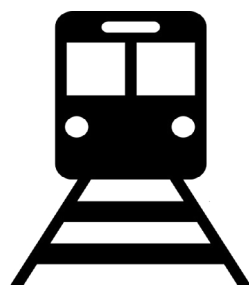
Heritage assets

During 2023-24 a programme of proactive conservation work seeking to protect and enhance the borough's designated heritage assets has continued, including:

- the addition of Manze's Eel, Pie and Mash shop at Deptford High Street as a statutory Listed Building.
- preparing Conservation Area appraisals and statements of significance for Areas of Special Local Character.
- working in partnership with Historic England to help protect five buildings on the Heritage at Risk Register and the recently added War Memorial at Livesey Memorial Hall.

Strategic developments

During 2023-24 the Council has continued partnership working with private developers, stakeholder organisations and our development partners to instigate future transformative changes at strategic sites, with construction continuing at Convoys Wharf (Plot 22), Deptford Landings (Plots 4 and 6), Lewisham Gateway (Phase 2), Heathside and Lethbridge and Excalibur, as well as continuing negotiations on the Section 106 agreement for Surrey Canal Triangle.



3 Infrastructure

Transport infrastructure

During 2023-24 the Council has continued working with TFL and Network Rail to advance transport projects including enhancements to the London Overground East London Line, Docklands light Railway, Lewisham Station and the Bakerloo Line Extension and Upgrade and the new Surrey Canal station at Bermondsey.

Green infrastructure

During 2023-24 the Council has sought to improve the borough's biodiversity through:

- the Lewisham Biodiversity Partnership delivering 834 conservation volunteer events and the Kenneth White legacy award funding seven biodiversity projects.

- using Section 106 funding to improve aquatic ecology at Deptford Creekside.
- the Nature Conservation team advising on 186 planning applications and discharging conditions for bird boxes, bat boxes, hedgerow and living roofs.
- implementing the mandatory Biodiversity Net Gain (BNG) through an internal working group, the commissioning of Greengage to consider the need for enhanced BNG, commissioning Gentian Ltd to prepare habitat mapping and cooperating on the London River Bank Project.
- a net gain of 555 trees (and 3703 whips) and five TPOs have been confirmed or made.

Social infrastructure

During 2023-24 the Council has sought to enhance the borough's social infrastructure through:

- the completion of improvement works at two schools and continuing works at five schools.
- starting on a review of the Whole System Approach to Obesity Action Plan.
- continued funding for the Lewisham CommUNITY space.
- launching Lewisham's Food Justice Action Plan in April 2023, and the establishment of Task Groups and a Community Food Growing Officer.
- further School Superzones funding to provide a kitchen/wellbeing garden, a new entrance gate and ramp and to improve air pollution and sustainable travel at Kender Primary School and Edmund Waller Primary School.



4 Employment and Town Centres

Non-residential floorspace

During 2023-24 there has been change in non-residential floorspace including:

- a net loss of 5,978m² on five completed major residential sites and three completed change of use applications.
- a net loss of 823m² in the future on three major residential sites and a change of 1,160m² from one type of non-residential floorspace to another, through four change of use approvals.

Permitted Development and Prior Approvals

During 2023-24 there have been fewer prior approvals than previous years, with:

- a net loss of 2,338m² with seven completed prior approvals, to create 41 new residential units.
- a net loss of 1,536m² in the future with eight consented prior approvals, to create 24 new residential units.

Local Economy

During 2023-24, the Council has sought to boost the local economy through the Local Labour Business Scheme securing 291 job starts for local residents, 54 new or continued apprenticeships and 71 local business contract opportunities. There has also been continued employment support through Lewisham Works.

Lewisham Town Centre

Enhancements to Lewisham Town Centre has continued to gather pace during 2023-24 with:

- new developments nearing completion at Lewisham Gateway Phase 2, Axion House and Tesco Car Park.
- progression of the application to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre.
- the Council starting to utilise the £19 million funds from the Government’s Levelling Up Fund, to create a flagship Culture and Business Hub at Lewisham Library, a permanent market canopy as well as a range of public realm and accessibility improvements across the town centre.

Catford Town Centre

Enhancements to Catford Town Centre has continued to gather pace during 2023-24 with:

- the Council submitting a planning application to develop a mixed-use development at Thomas Lane Yard.
- continued refurbishment of the former Catford Constitutional Club.
- progressing TFL’s submitted planning application for the reroute of the A205 south circular and working on a landscaping strategy for the new public space to be created from the reroute of the road.

Class E to Residential Article 4

The Council are responding to the likely loss of non-residential floorspace through the introduction of Class E by making a non-immediate Article 4 Direction which removes permitted development rights for the change of use from commercial, business and service use (Use Class E) to residential use (Use Class C3). Following intervention from DLUHC, Mayor and Cabinet made a non-immediate Article 4 Direction in December 2023, which will come into effect in December 2024.



5 Housing

The Council remains committed to addressing the housing needs of its residents by delivering affordable, high-quality homes. Through our Planning Authority role we have taken a positive approach to saying ‘yes’ to high quality planning applications with a total of 15,182 new homes on major sites that have a planning status that could be built in Lewisham consisting of:

- 7,177 homes with detailed planning permission,
- over 1,588 homes with a resolution to grant and
- a further 6,417 homes with outline planning consent.

During 2023-24, 373 net new homes have been completed on seven major sites and 144 smaller developments. There has also been a loss of 119 existing homes, predominantly due to conversions to HMOs, likely due to prior approvals being sought before the borough-wide Article 4 Direction takes effect. Like many other London Boroughs, Lewisham’s completions do not meet the borough’s London Plan target, which is 1,667 homes per year.

Approvals granted during 2023-24 and will result in 1,507 new homes will be delivered on seven major sites and 68 smaller developments.

The low number of housing completions experienced during 2023-24 and demonstrates the current challenges affecting housing delivery which include:

- longer term impacts of Covid restrictions.
- longer term impacts of Brexit on the functioning of the UK construction industry.
- inflation and increasing construction costs since 2020.
- interest rate increases that has a negative impact on development financing.
- significant changes in fire regulations.
- introduction of other regulations such as Biodiversity Net Gain adding to viability challenges.
- increased funding gaps with negative impacts on infrastructure projects.

It is anticipated that there will be a significant rise in completions on strategic sites (100 or more dwellings) in the next reporting year, during 2024-25.

Affordable Housing

During 2023-24, 124 net affordable homes were completed and 437 were approved. Cumulatively since 2005-06, 5,115 affordable homes have been delivered. Tables KF1 and KF2 illustrate that:

- 48% of the net completions and 44% of the net approved units on qualifying sites are affordable housing (comprising social rent, London affordable rent and intermediate units).
- 18% of the net completions and 26% of the net approved units on qualifying sites are genuinely affordable (comprising social rent and London affordable rent units).

Both the affordable housing completed or approved during 2023-24 do not meet the 70:30 tenure ratio split specified in the Core Strategy.

Affordable Housing Projects

During 2023-24, the Council sought to deliver affordable housing schemes with:

- construction continuing at Heathside and Lethbridge, Excalibur, the former Tidemill School site and Bampton estate.
- the progression of a range of sites through the planning process at Ladywell Park Gardens (consented), Mayfield Hostel (consented), Thomas Lane Yard (application), Achilles Street (pre-application) and Excalibur (pre-application).

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total on qualifying sites
38	18%	27	12%	38	18%	111	52%	214
Affordable housing (GLA and NPPF definition)						Market		
103						111		
48%						52%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
38			65			111		
18%			30%			52%		
Genuinely affordable: Intermediate ratio split 37%: 63%								

Table KF1: Tenure Split for Housing Completions on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total on qualifying sites
256	26%	0	0%	181	18%	563	56%	1,000
Affordable housing (GLA and NPPF definition)						Market		
437						563		
44%						56%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
256			181			563		
26%			18%			56%		
Genuinely affordable: Intermediate ratio splits 59%: 41%.								

Table KF2: Tenure Split for Housing Approvals on Qualifying Sites

Source: GLA Monitoring System and LB Lewisham

HMO Article 4 Direction

In January 2024, an Article 4 Direction withdrawing permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs for the remainder of the borough came into effect. This is in addition to the existing Article 4 Direction covering Lewisham's southern wards that has been in effect since March 2020.

Future Housing Supply

Both of the Housing Delivery Test results published in December 2023 and December 2024 showed that completions had dropped to 51% and 32% of the housing requirement. As a consequence of this, the updated housing trajectory seeks to deliver against the London Plan target of 1,667 units per annum, plus a backlog and a 20% buffer. It provides a baseline supply of 35,305 new homes throughout the 20-year Plan period, with 11,384 new homes to be delivered in the next five years.

When divided by the requirement of 2,278 p.a. there will be 5.00 deliverable years (rounded up), meeting the target.

The Council will also continue to work with our development partners to increase housing delivery by:

- collaborating with landowners and developers in a positive and proactive manner to bring sites forward.
- continual monitoring in the AMRs.
- taking preventative action in anticipation of future Housing Delivery Tests.
- promoting a suite of site allocations within the submitted Local Plan.



6 Delivery and Performance

Planning Service

The Planning Service remains busy, processing and determining 3,746 planning applications and 657 tree applications during 2023-24. All performance targets have been exceeded.

98 appeals were determined, of which 63% were dismissed and 48 enforcement notices were served.

Progress on preparing the Lewisham Local Plan has continued with:

- a Regulation 19 consultation taking place from 1st March to 25th April 2023,
- preparation of evidence base documents and Statement of Common Ground,
- the submission of the Local Plan to the Secretary of State for Levelling Up, Housing and Communities on 3rd November 2023,
- the appointment of two Inspectors in December 2023 from the Planning Inspectorate to carry out an Independent Examination,
- responding to the Matters, Issues and Questions (MIQs) and preparing Written Statements, during spring and early summer 2024.

Introduction

1 Introduction

1.1 Content of the AMR

Structure of the Document

- 1.1.1 Lewisham Council has been preparing AMRs for the last 20 years. They set out key information about the operation of the Planning System in the London Borough of Lewisham, with a focus on the planning activities that have occurred between 1st April 2023 and 31st March 2024.
- 1.1.2 This AMR 2023/24 was originally due to be published in January 2025 but has been delayed due to the Council focusing on the preparation of the Local Plan, and its subsequent adoption in July 2025. To overcome this delay and ensure monitoring for the Planning Service remains consistent and up-to-date, this AMR has been published alongside the latest version (AMR 2024/25).
- 1.1.3 Each chapter focusses on a specific topic. It is divided into six main chapters:
- **Key Facts** – provides an overview of the AMR, focusing on the main findings.
 - **Chapter 1 Introduction** – provides context and identifies the parameters of the AMR and the legal requirements and benefits of monitoring.
 - **Chapter 2 Place Making** – covers issues such as design quality, heritage, and sustainability of the borough and how strategic sites, estate renewal and neighbourhood planning are seeking to create new, enhanced places to live.
 - **Chapter 3 Infrastructure** – outlines the projects and initiatives seeking to enhance the borough's parks and open spaces, transport and connectivity and social infrastructure.
 - **Chapter 4 Employment and Town Centres** – assesses non-residential (employment or town centre) floorspace, identifies initiatives seeking to enhance the local economy and summarises the revitalization of the borough's two major town centres.
 - **Chapter 5 Housing** – considers housing completions and approvals, affordable housing and assesses them against targets and identifies the future housing supply.
 - **Chapter 6 Delivery and Performance** – discusses performance in terms of Local Plan preparation, duty to co-operate, planning applications, planning appeals and enforcement actions.

Planning Context

- 1.1.4 This AMR is set within the context of national and regional challenges facing the development industry, which have affected housing delivery and include:
- Covid – restrictions imposed during national lockdowns temporarily stopped construction activity on development sites and/or delayed new phases of construction coming forward in a timely manner.
 - Brexit – leading up to and following Brexit on 31 January 2020, skills shortages, the flow of goods and materials between the UK and the EU and extra administrative burdens have added to build costs and impacted the functioning of the UK construction industry.
 - Inflation and increasing construction costs – research by Knight Frank in June 2023 outlined that build costs nationally had increased by 24% since 2020.

- Interest rate increases – this has had a negative impact in terms of development financing.
- Significant changes in fire regulations – this has resulted in schemes being fundamentally re-designed and/or re-submitted for planning approval, leading to significant delays.
- Introduction of other regulations – such as Biodiversity Net Gain adding to viability challenges as well as causing delays to applications.
- Increased funding gaps – with particular negative impacts on infrastructure projects.

Parameters

1.1.5 A number of parameters govern the content of this AMR, as discussed below:

- This AMR covers the monitoring period from 1st April 2023 to 31st March 2024. Relevant information related to work completed after this period has been included where it is considered useful in understanding the outcomes from the year and to aid understanding of the Council's current position. Some of the text in this AMR is currently newsworthy, but would become "old news" if it waited until the next AMR.
- Data has been taken from different sources including from the Greater London Authority's (GLA) monitoring platform (called London Planning Datahub), the annual Housing Flow Return to Government based on the Starts and Completions survey that was carried out over the Summer 2024 and more detailed data taken from our in-house Acolaid system. The GLA introduced the London Planning Datahub in 2020 as a more automated data monitoring system. However, there have been complications with data transfer and data retrieval, and there are some long-term incompatibilities between LPD and Acolaid that remain to be resolved. To overcome these issues, we have introduced our own monitoring sheets and different sets of data have been assimilated together to provide effective local level monitoring for this AMR.
- Residential completions are monitored by the Planning Service on an annual basis through an annual completions survey. The completions data is input into the GLA's monitoring system, which forms the results shown in this AMR. The GLA co-ordinate the completions for the whole of London and submit these to the Government, which forms the basis for the Housing Delivery Test (HDT). Some discrepancies may occur between data sets since the information held by the Council can be updated after it has been submitted to the GLA, and any such changes will not be captured in the Government's data. These amendments are considered to be minor and do not materially affect the reporting contained within the AMR.
- In some instances, data from last year's AMR remains relevant to this monitoring year and has been repeated in this AMR.
- Where possible the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time.
- Percentages in tables have been rounded so may not add up to 100%.
- Both net and gross figures have been used throughout this report. In some instances, figures have been estimated where it has not been possible to identify precise figures from existing sources of data.

- The AMR does not seek to provide a comprehensive picture of all development in the borough. Rather, it focusses specifically on the quantity and type of housing and non-residential development that requires approval from the Council. The data presented here should be treated as minimum figures, as the data focusses on major changes to residential units and non-residential floorspace, and does not capture all applications such as householder applications or Certificates of Lawful Development.
- Due to the nature of the development process some approvals during 2023-24 may also have been completed within the same monitoring year, and may appear as both 'approvals' and 'completions' in the monitoring data (the number of cases is minor and not considered to significantly affect the AMR).
- The maps shown in this AMR show the adopted land use designations, aligned with the previously adopted Local Plan documents. These maps will be updated, where necessary, in the future versions of the AMR, to align with the most recently adopted Local Plan in 2025.
- There may be minor discrepancies in the monitoring of affordable housing. This is because:
- The amount and tenure of affordable housing entered into the GLA's monitoring system are taken from planning applications once consent has been granted. However, subsequent Section 106 negotiations may result in Deeds of Variations or Unilateral Undertakings and differences to the actual amount and tenure of affordable housing units being delivered on-site, but there is no review mechanism within the GLA's monitoring system that seeks to capture these post approval changes.
- Where net figures are used in the monitoring of affordable housing, it can mask the actual delivery of affordable housing on large, phased schemes as different amounts of affordable housing will be delivered in each phase of a development and the true delivery of affordable housing will only become apparent upon completion of the overall site.

1.2 The Benefits of Monitoring

Legislation Requirements

- 1.2.1 The AMR is governed by a range of national legislation. Introduced in the Planning and Compulsory Purchase Act 2004 (as amended), AMRs are now governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulations 34 and 35 state Councils must make any up-to-date monitoring information available as soon as possible after the information becomes available and that this should be published on the Council's website.
- 1.2.2 Authorities can now choose which targets and indicators to include in the report, although Regulation 34 specifies that an AMR must contain details regarding the progress of plan preparation and reasons if it has fallen behind schedule, the reasons why Local Plan policies are not being implemented and progress made towards meeting annual housing targets. Other topics that also need to be covered include made neighbourhood development plans and duty to co-operate.

Key Benefits of Monitoring

1.2.3 There are a number of reasons why monitoring is beneficial. It enables the Planning Service to carry out a self-assessment of the work it has carried out on a yearly basis, and to adjust performance if necessary. It provides Councillors with an insight into the work of the Planning Service. It enables us to share the performance and achievements of the Planning Service with the local community. It is also an efficient way of disseminating information which may otherwise be requested through Freedom of Information (FOI) requests by having the most requested types of information already available on the Council's website.

1.2.4 To maximise the benefits of monitoring, this AMR seeks to:

- Showcase the work carried out by the Planning Service since the start of the monitoring year.
- Provide a picture how Lewisham is changing and the contribution the Planning Service is making through real outcomes such as sites regenerated, houses built and jobs created.
- Highlight the collaborative work between the Planning Service, other teams within the Council, its partners and the wider community.
- Show progress in preparing the Local Plan and Neighbourhood Plans.
- Show how the Planning Service is implementing the Council's corporate objectives.
- Provide an indication of how well the Planning Service is performing.

1.3 Borough Context

1.3.1 The London Borough of Lewisham is located to the south-east of central London and covers a land area of around 3,515 hectares. The borough is bounded by River Thames to the north and adjoined by the London Borough of Southwark to the west, London Borough of Bromley to the south and the Royal Borough of Greenwich to the east.

1.3.2 **Map 1** shows the current wards that make up the borough.



Map 1: Ward boundaries since May 2022

Source: LB Lewisham

Placemaking

2 Placemaking

2.1 High Quality Design

2.1.1 Ensuring that growth contributes to successful placemaking and that high quality design is achieved through all aspects of development is a key priority for the Council. The Planning Service seeks to provide this by providing design advice on individual planning applications as well as running a Design Review Panel, through building high quality new developments, and preparing a range of studies, masterplans and Supplementary Planning Documents to help guide and inform the quality of new development in the future.

Design Awards

2.1.2 The borough is becoming known for its exceptional quality of design and continues to build on its success of recent years, where a number of design accolades have been awarded to Lewisham. In the last year the following developments have received media attention (submitted by their architects and developers):

- Citizens House – Highly commended, MacEwan Award 2024 (submitted by Archio).
- Lewisham Axion House – Winner Best Starter Home, WhatHouse Awards 2024 (submitted by Square Roots).
- Lewisham Axion House – Winner Best Large Development, First Time Buyer Awards 2024 (submitted by Square Roots).

Design Review Panel

2.1.3 The Design Review Panel (DRP) is an independent panel of design professionals, acting as an advisory body to the Council, who meet regularly to review development schemes. Comments from the panel are fed into the assessment of pre-applications, planning applications and appeals. By doing this, developers and design teams can respond to panel advice and have a better chance to address design concerns prior to application as well as delivering high quality design in their final consented schemes. **Table 1** provides details of the 9 development sites that were assessed by DRP during 2023-24.

2.1.4 Note: The net new homes represent the amount of housing currently being proposed and may differ from the estimates shown in **Table 1** and the final amount of housing granted consent. Cumulatively, the panel has provided design advice on approximately **2,957 homes**.

2.1.5 In January 2024, the Council decided to re-recruit its panel of design experts. While the existing panel had been highly effective and contributed significantly to enhancing design quality across the borough, the Council committed to a refresh to align with best practice. The recruitment aims to establish a panel with strong design expertise that reflects the diversity of the borough. During the monitoring year, the extensive recruitment process to select 37 design experts was kick-started.

2.1.6 Further information about the DRP can be found here: <https://lewisham.gov.uk/myservices/planning/conservation/design-review-panel>

Site Name	Year	Net New Homes
Blackheath Station car park	Comprehensive residential-led mixed-use redevelopment of the carpark site comprising the construction of three blocks ranging from three to five storeys in height providing 45 residential units, 262sqm of commercial floorspace, a new public square and weekend market space, public car parking and public realm.	45
Watergate SEN School	Construction of a two-storey school building including new classrooms and specialist teaching spaces, a staff terrace, roof-level plant and photo-voltaic panels, together with enhancements to the existing Dumps Youth Centre, a re-provided Adventure Playground, a new Multi-use Games Area external play space, a new natural play area, hard and soft landscaping, and associated ancillary works.	0
Marvels Lane	Clearing the disused Marvels Lane Boys Club site to deliver residential development of new homes across a series of two- and three-storey blocks. The layout centres around a landscaped communal courtyard with children's play space, improved cycle storage, accessible parking, and upgraded servicing, revitalising an underused council-owned site with high-quality new housing.	28
Sydenham High School	The scheme proposes replacing outdated school buildings with a new three-storey entrance hub, upgraded sixth-form facilities within the Lodge, and a new sports pavilion.	0
Scott House x 2	The scheme proposes a 31-storey student tower and retained historic façades of Scott House, delivering 500+ bedspaces, new employment space, and a redesigned public realm.	502 (PBSA)
Achilles Street Estate	The scheme proposes a comprehensive estate regeneration across the Achilles Street site, replacing ageing housing blocks and commercial units with a new mixed-use neighbourhood. The plans include multiple new residential buildings ranging from 3 to 16 storeys, new retail and flexible commercial/community spaces along New Cross Road, improved public realm, and new connections to Fordham Park.	282
Lewisham Shopping Centre 2nd	Comprehensive mixed use redevelopment of Lewisham Shopping Centre to be brought forward on a phased basis.	2100
Lewisham Market Canopy	The project aims to revitalise Lewisham Market and the public realm along Lewisham High Street through the introduction of a new market house, upgraded canopy structures, improved market stall layouts, enhanced planting and trees, and better servicing arrangements. The market house will also operate as a civic community venue outside trading hours.	0
Lewisham Library	The scheme refurbishes Lewisham Library to create a modern community hub as part of the wider Levelling Up Fund revitalisation of Lewisham High Street. Proposals include new internal layouts, a relocated entrance, an expanded café and children's library, a new co-working business hub at second floor level, upgraded archive spaces, and full external recladding.	0

Table 1: Schemes Reviewed at DRP During 2023-24
Source: LB Lewisham

2.2 Built Heritage

- 2.2.1** Lewisham has a rich and diverse heritage of buildings and spaces that are social, economic and cultural assets that we are proud to have inherited. The Council values the variety of the borough's historic built environment and seeks to sustain these distinctive, cherished and inherently sustainable elements of our townscape.
- 2.2.2** Lewisham has 367 entries on the statutory list of heritage assets of national significance, shown on **Map 2**. A list entry can comprise a single building, but can also include a number of buildings, structures, or features; so the total number of buildings that enjoy statutory protection in Lewisham and can be estimated closer to 600.
- 2.2.3** Lewisham is also home to three Registered Parks and Gardens which are all listed at Grade II:
- Horniman Gardens, within the grounds of the grade II* listed Museum.
 - Grove Park Cemetery, with a 1930s municipal cemetery design.
 - Manor House Gardens, Lee, formed of landscaped pleasure grounds of the listed 18th century Manor House.
- 2.2.4** Lewisham's only Scheduled Monument also survives as sub-surface archaeology at the Convoys Wharf redevelopment site in Deptford. The monument includes the remains of a Tudor naval storehouse at the former Royal Naval Dockyard, founded by Henry VIII in 1513 and the site contains an extensive series of buried remains relating to the construction, fitting out and launching of war ships. The Development Management team, with Historic England, continued to work with the owners via a series of Reserved Matters Applications and legal agreements to ensure that the new development takes every opportunity to convey the important heritage of the site.
- 2.2.5** A draft programme of proactive conservation work including securing repairs of listed heritage assets on the Heritage at Risk Register and statements of significance for Areas of Special Local Character commenced in 2023 and continued throughout 2024 and 2025.

Conservation Areas

- 2.2.6** Conservation Areas are designated by the Council to protect areas of notable local architectural and historic interest. The designated areas include open spaces, trees, gardens and townscape features as well as buildings. In 2023-24 there have been no amendments made to the designations of the Council's 29 Conservation Areas.

Local List

- 2.2.7** In addition to statutory designations, Lewisham has a great number of buildings and areas of local architectural and townscape merit which are cherished by local people and add to the local distinctiveness of the borough. Whilst they do not meet the national criteria for statutory listing, the Council has adopted criteria that recognise their local architectural, historic and cultural importance and recognises buildings that meet these criteria by including them on a Local List. There have been no new additions since the 68 additions in March 2020.

Areas of Special Local Character

2.2.8 The Council has 12 Areas of Special Character that were identified in 2014, and a number of additional areas have been nominated since then. Areas of Special Local Character are places whose architecture, townscape, landscape and spatial qualities are recognised to be particularly distinctive and well preserved, but which do not meet the higher threshold for designation as conservation areas. A programme of formally appraising these areas and drafting Statements of Significance commenced in 2023-24 which will be completed in 2024-25.

Heritage at Risk Register

2.2.9 As of April 2023, 16 buildings/structures and one Conservation Area (Deptford High Street and St Paul's Church Conservation Area) were on Historic England's Heritage at Risk Register because of neglect and decay. Following Historic England inspection of the War Memorial at Livesey Memorial Hall during 2022-23, it was added to the Register in 2023-24 due to its deteriorating condition and vulnerability to heritage crime - see **Photo 3**. The memorial, which dates to 1920, commemorates the employees of the South Suburban Gas Company who lost their lives in the First and Second World Wars.

2.2.10 The Council continues to work with Historic England and property owners to find solutions for the remaining buildings and areas which are on the Heritage at Risk register.

- **St Margaret's Churchyard** - works to repair 10 listed tombs, funded by moneys secured by Section 106 Agreement with the developer of the adjacent site, was delayed by the Covid-19 lockdown. Their condition was re-surveyed in 2022-23 and a conservation team was subsequently appointed to undertake the repairs, which commenced in August 2024 - see **Photos 4 and 5**.
- **Former Temperance Billiard Hall** - Planning permission and Listed Building Consent were granted in 2017 for the conversion of the former Temperance Billiards Hall (dating to 1909-10 and listed at Grade II), more recently known as Rileys snooker hall at 233-241 Lewisham High Street to a church with community uses. Works to convert the rear and middle hall were completed in 2020-21. Refurbishment of the Lewisham High Street frontage building is the final outstanding phase of work and is expected to take place in 2024/25.
- **Baring Hall Hotel** - The Council worked with Historic England to specify urgent works of repair and these works were subsequently carried out in 2023, including works to make the building weathertight and the rebuilding of an unstable chimney stack. The building subsequently changed hands in 2023 and the new owners submitted planning and listed building consent applications in 2024.
- **Olympia Warehouse** - Outline planning permission was granted in 2015 for the redevelopment of the wider Convoys Wharf site. Proposals for a permanent use for the building as the cultural heart of the redeveloped Convoys Wharf site are awaited.
- **Ladywell Playtower** - The Council secured a restoration partner in 2017 and proposals for the full repair of the building and re-opening to the public as a cinema complex, along with new residential development in the grounds were submitted for planning permission in March 2022 and were subsequently approved in October 2022. Costs have increased in the intervening period and the Council is in discussion with the developer to find ways to meet the funding shortfall.

Listed Buildings

2.2.11 The statutory list of buildings of special architectural or historic interest is maintained by Historic England. One new building in Lewisham has been added to the list in 2023-24. This is 204-204a Deptford High Street, containing Manze's Eel, Pie and Mash shop at ground floor and outbuilding - see **Photo 2**. The listing was made on 12 December 2023 following the Council's service of a building preservation notice in June 2023, in order to recognise and protect the architectural and historic importance of this special remnant of Deptford's working class life. Eel, pie and mash shops appeared in London from the mid-19th century and became dominated by a few chains that each possessed their own style of signage and interior décor. Deptford's Manzes was opened in 1914 by a native of southern Italy whose parents had settled in Bermondsey in 1878. It displays characteristic tiled walls with green chevron decoration, marble countertops and a serving window onto the street. It brings the number of listed pie and mash shops in London to four and helps to recognise the diversity of those who contributed to London's daily life through the centuries, notably its working class and immigrant populations.



Photo 2: Listed Building 'Manze's' in Deptford
Source: LBL Lewisham



Photo 3: War Memorial, Livesey Memorial Hall
Source: Historic England



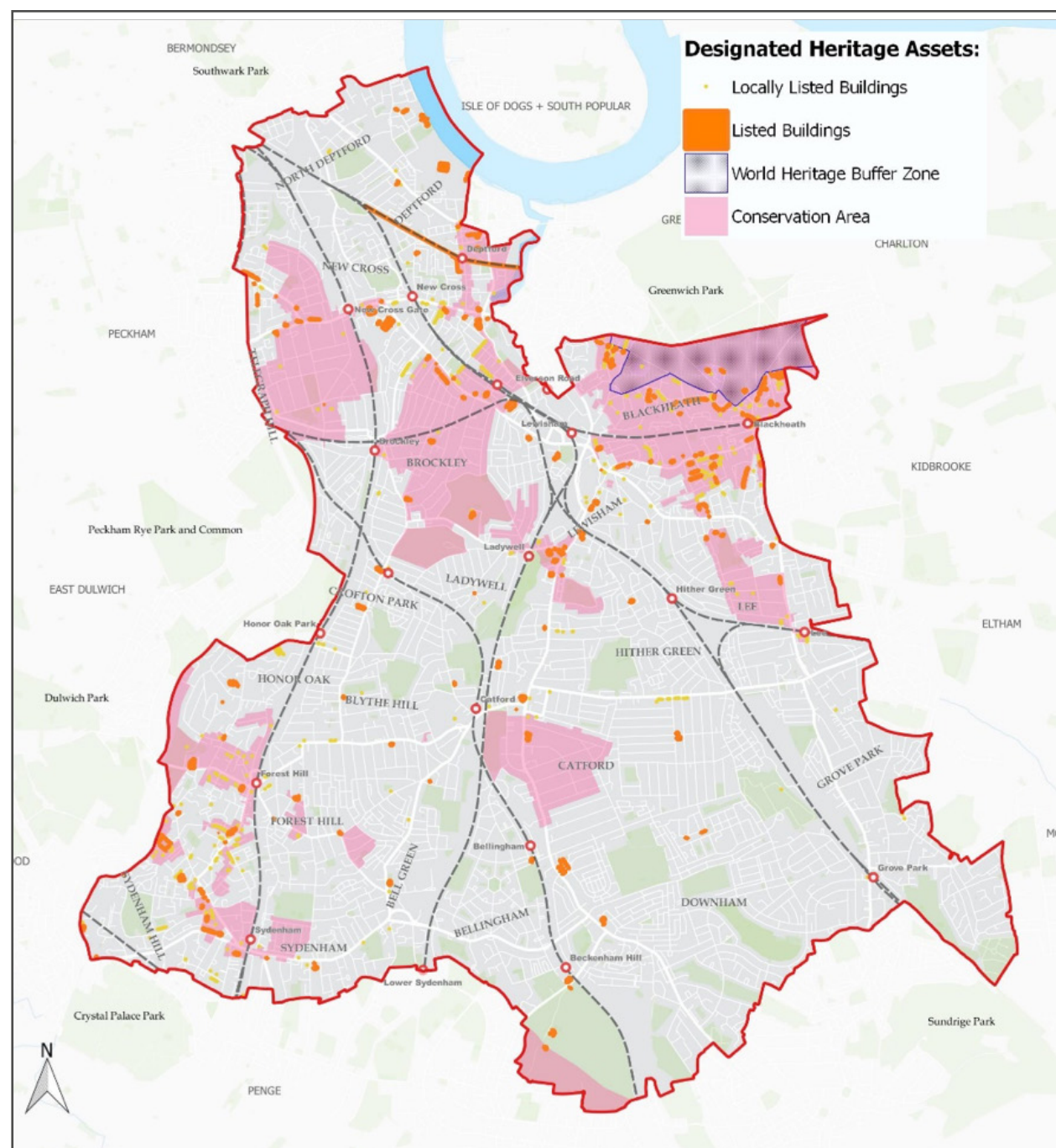
Photo 4: Rebuilding the grade II* Fludyer Memorial, St Margaret's Old Churchyard

Source: Sally Strachey Historic Building Conservation



Photo 5: Dismantling the grade II Butler tomb, St Margaret's Old Churchyard

Source: Sally Strachey Historic Building Conservation



Map 2: Lewisham's Statutory Designated Heritage Assets
Source: LB Lewisham

2.3 Sustainability Projects

- 2.3.1** Despite our ambitious targets on carbon reduction Lewisham faces increased risk of flooding and other impacts of rising global temperatures as a result of climate change. The Council is designated as a Lead Local Flood Authority under the Water Management Act and is responsible for local flood risk management.
- 2.3.2** The Climate Resilience Team work with colleagues in the Planning Service to ensure new developments respond to the climate emergency and comply with planning policy on energy, carbon and flood risk. In 2023-24 the Climate Resilience Team reviewed over 29 (flood) major applications and where needed pushed for higher standards to ensure new developments play their part in a borough wide effort to mitigate the worst impacts of the climate crisis. Of the applications reviewed by the team 84% of the relevant applications achieved over a 90% betterment from pre to post development attenuation rates.

2.4 Lewisham Places

- 2.4.1** One of the Corporate Strategy 2022-2026 priorities is to provide quality homes by delivering more social homes and providing as many people as possible with safe, comfortable accommodation that they can be proud of and happy living in. The Council is working to achieve this through a new Council house building programme (see Section 2.4). Part of this consists of two large housing estate renewal projects and partnership working with private developers to bring about large-scale transformative change on five strategic sites. An overview of these schemes is provided below.

Strategic Sites

- 2.4.2** Most of the borough's new housing, retail and employment uses will be focused within the Regeneration and Growth Areas in the north of the borough and around Lewisham and Catford Town Centres. Due to their scale, five strategic sites were allocated in the Core Strategy and collectively these sites will deliver a significant proportion of the borough's housing during the Plan period. They are now included as site allocations to the next version of the Local Plan. The scale of development proposed will act as a catalyst for regeneration and help to transform the local area. Work is progressing on all of these sites, four of which are located in Deptford and New Cross and the other in Lewisham town centre. Updates on each are provided on the following pages.

2.4.3 Convoys Wharf (Table 2 and Image 1) - This site covers 16.6 hectares fronting the River Thames and is the largest redevelopment site in the borough. The proposed scheme consists of:

- Up to 3,500 new homes
- Affordable housing, some of which will be brought forward early in the delivery and with improved tenure compared to the outline planning permission.
- Up to 15,500m² of employment (B1) floorspace and up to 32,200m² of employment floorspace associated with a wharf and 2,000 full time jobs.
- A range of shops, commercial premises, restaurants, community and leisure facilities and a hotel (E and C1).
- A new river bus jetty, vehicular access from New King Street and Grove Street and public access to the riverfront for the first time in centuries.
- Retention and refurbishment of the listed Olympia Building

Year	Activity
Pre 2023	An outline application was submitted in spring 2013 and planning permission was granted, with a signed S106 agreement in March 2015. Since then, some enabling works have started and a number of reserved matter applications for Plots 8, 15, and 22 were approved. Plots 8 and 15 have since stalled.
2023/24	Works continued on river wall and Plot 22, the jetty. Anticipated completion in 2025. The remaining plots remain stalled.

Table 2: Timeline of Development Activity for Convoys Wharf

Source: LB Lewisham



Image 1: Visualisation of Plots 8, 15 and 22 Convoys Wharf

Image Credit: Hutchinson Property Group

2.4.4 Surrey Canal Triangle (see Table 3 and Image 2) - This is the second largest strategic site at 10.7 hectares and spans both sides of Surrey Canal Road. In February 2020 the Council adopted the Surrey Canal Triangle Design Framework SPD which provides supplementary guidance to ensure that the strategic site allocation comes forward in a comprehensive way.

2.4.5 Renewal submitted a hybrid planning application relating to 6.5 hectares of land which lies within the strategic site allocation. This application proposes:

- Around 3,500 new homes, including c. 1,232 affordable homes, with Phase 1 delivering a total of 600 homes of which 200 will be affordable.
- A major new indoor sports and leisure facility and an 800-seat auditorium and flexible event space.
- Employment floorspace including new offices, creative spaces and workshops and a range of shops and restaurants.
- High quality public realm and landscaping, with a series of new public spaces

2.4.6 Alongside this, Transport for London is progressing designs for a new London Overground station at Surrey Canal Road and Millwall Football Club is developing proposals for expansion of the existing stadium and associated development comprising residential, commercial and community uses.

Year	Activity
Pre 2023	The Council approved an outline planning permission for the scheme in March 2012. Since then, a hybrid planning application was submitted in December 2020, with a resolution to approve subject to a signed section 106 agreement in January 2022.
2023/ 24	Negotiations between the Council, the applicant, the GLA and TFL have continued through 2023/24, in relation to a section 106 agreement and a stage 2 referral to the GLA.

Table 3: Timeline of Development Activity for Surrey Canal Triangle

Source: LB Lewisham



Image 2: Visualisation of Phase 1 Surrey Canal Triangle

Image Credit: Renewal / Studio Egret West

2.4.7 Timberyard, Oxestalls Road (see **Table 4** and **Photo 6**). This site covers an urban block of 4.6 hectares, adjacent to Oxestalls Road. The approved schemes consist of:

- 1,132 new homes within Plots 1, 2, 3, 4 and 6.
- 405 new homes and 382 purpose built student accommodation within Plot 5.
- Affordable housing.
- New workspace of approximately 10,500m² and a range of shops and cafes.
- A new pedestrian and cycle link underneath Oxestalls Road connecting to the Plough Way development site to the north.
- Significantly improved public realm areas, including a new linear park following the route of the former Surrey Canal

Year	Activity
Pre 2023	The Council resolved to approve the application, subject to the signing of a section 106 agreement in 2015, with a decision notice issued in 2016. Various reserved matters, deeds of variance and non material amendment applications have been approved since then, with phased approach to construction taking place across six plots. A seperate planning applicaion was granted for Scott House, although this has not been implemented
2023/24	Construction continues, with Plot 6 starting in early 2024 and with 203 units completed at March 2024. A new application for Scott House is anticipated.

Table 4: Timeline of Development Activity for the Timberyard, Oxestalls Road
Source: LB Lewisham



Photo 6: Timberyard under construction
Source: LB Lewisham

2.4.8 Lewisham Gateway (see **Table 5** and **image 3**) – This large phased scheme is a prominent site within Lewisham town centre, adjacent to Lewisham railway station. The proposed scheme for Phase 2 consists of:

- Up to 530 new homes and 119 co-living units.
- Commercial floorspace, shops, restaurants, bars and cafes and co-working space.
- Leisure facilities including a 9 screen cinema.
- Enhanced public realm space, including a new park called Confluence Park (which incorporates the confluence of the two realigned rivers Quaggy and Ravensbourne) and a new public square opposite St Stephen’s Church.

Year	Activity
Pre 2023	Outline permission was granted in 2009. Phase 1 was granted in 2012 and completed (362 units) in 2017/18. Outline consent for Phase 2 was granted in 2018 and reserved matters consent was granted in 2019 and construction is now underway
2023/24	Construction continues – Phase 2 handovers scheduled for Q3 and Q4 2024

Table 5: Timeline of Development Activity for Lewisham Gateway



Image 3: Visualisation of Lewisham Gateway Phase 2
Source: PRP Architects

Source: LB Lewisham

Estate Renewal

- 2.4.9 Work continues on the extensive programme to renew three of the Council’s housing estates.
- 2.4.10 **Heathside and Lethbridge Estate (now Parkside) (Table 6)**; the former Heathside and Lethbridge Estate has been the biggest estate renewal scheme in the borough with the original 565 homes being replaced with 1225 new homes, a net increase of 660. The scheme has been delivered over 6 phases.

Year	Activity
Pre 2023	An outline application was approved in 2010 and by March 2019 782 units in phases 1,2,3 and 4 had been completed. Phases 5 and 6 were granted consent in April 2019 and have started construction.
2024/25	Construction continues and completion is anticipated during 2024/25.

Table 6: Timeline of Development Activity for Heathside and Lethbridge (Parkside)

Source: LB Lewisham

- 2.4.11 **Excalibur Estate; (see Table 7)** this estate is experiencing a phased approach to demolition and rebuild across the site. A total of 178 existing units are to be demolished across the whole estate.

Year	Activity
Pre 2023	A full application was approved in 2012 and is being delivered in phases. Phases 1 and 2 with 57 units were completed in 2018. Following various deeds of variation and minor material amendments, work is continuing to deliver 102 units in Phase 3.
2023/24	Work is continuing on Phase 3. Work on a new application for phases 4 and 5 have paused due to financial viability issues.

Table 7: Timeline of Development Activity for Excalibur Estate

Source: LB Lewisham

- 2.4.12 **Achilles Street** -plans for an estate renewal scheme close to Deptford are also progressing, with a ballot that took place in November 2019 voting in favour of redevelopment. The proposal to redevelop the area around Achilles Street was backed by 72.8% of eligible residents in the first ballot of its kind to take place in the borough. The redevelopment will provide a mix of genuinely affordable housing, intermediate affordable housing (such as shared ownership) as well as private housing to help fund the redevelopment. The development will achieve at least 50% affordable housing provision in total. The new homes will be built by the Council and Lewisham Homes. A planning application is expected to be submitted in 2025.

2.5 Neighbourhood Planning

- 2.5.1 The Neighbourhood Planning (General) Regulations 2012, (that came into force as of April 2012), enable local communities to influence the planning of their area by preparing Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO). NDPs can only be drawn up by ‘neighbourhood forums’ for designated ‘neighbourhood areas’. An NDP is subject to an independent examination and referendum before the Council can adopt it. Once adopted or ‘made’, the NDP becomes part of the borough’s development plan.
- 2.5.2 **Chart 1** shows that the three made Neighbourhood Plans:
- Grove Park Neighbourhood Plan (made 2021).
 - Crofton Park and Honor Oak Park Neighbourhood Plan (Hopcroft) (made 2024).
 - Lee Neighbourhood Plan became formally made by the Council through a public referendum in February 2024.
 - Sydenham Hill Ridge Neighbourhood Forum have also been progressing their Neighbourhood Plan by preparing draft policies.

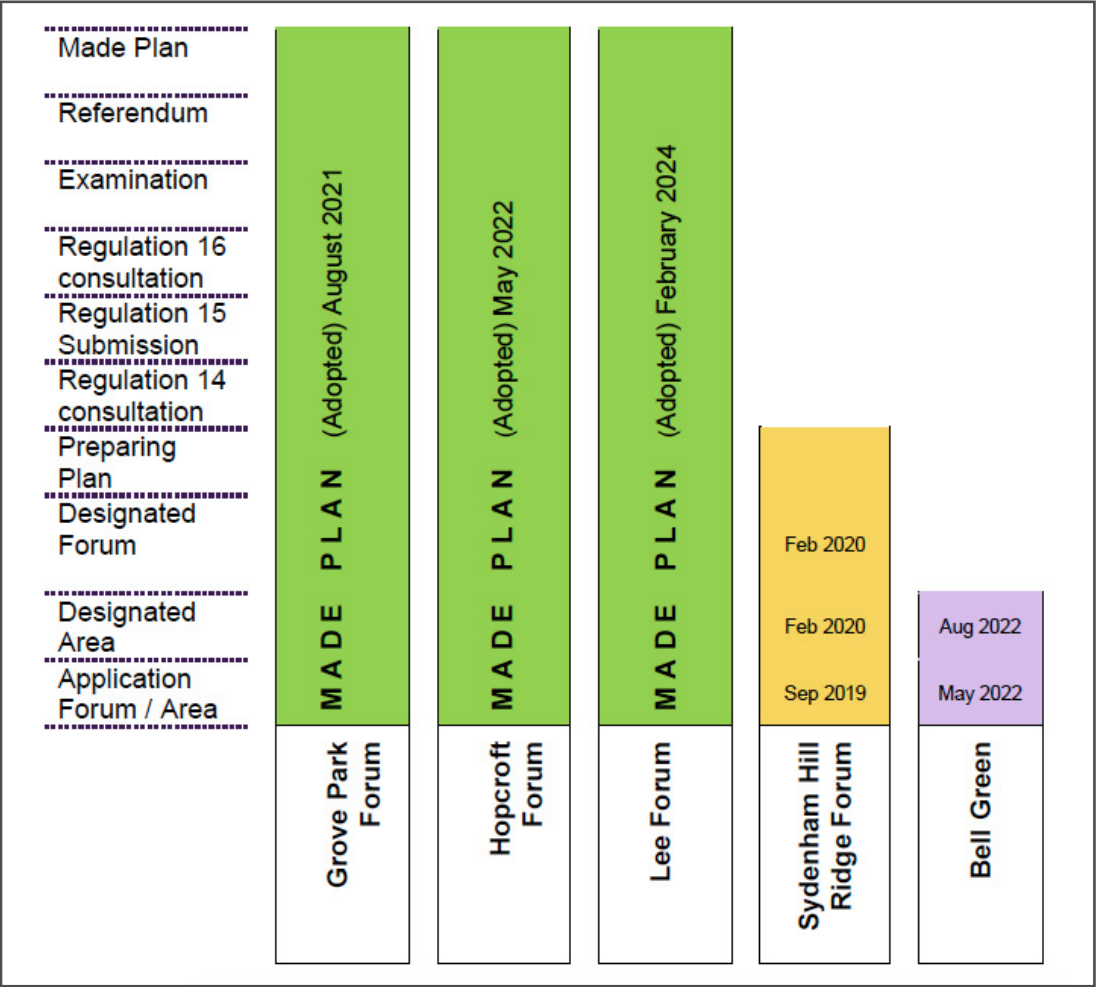


Chart 1: Progress of Neighbourhood Plans
Source: LB Lewisham

3 Infrastructure

3.1 Infrastructure Delivery Plan

3.1.1 This section sets out how the Council is working with stakeholders to secure the timely delivery of infrastructure needed across Lewisham.

Infrastructure Categories		
Social Infrastructure	Education and childcare	Health and care
	Libraries, Archives and Local History Services	
	Sport and recreation	Youth and community
Green Infrastructure	Park and open space	Allotments
	Biodiversity corridors	Cemeteries and burial space
Transport Infrastructure	Regional and sub-regional transport	Local transport
Utility Infrastructure	Energy	Water
	Waste	Digital

Table 8: Infrastructure Categories

Source: LB Lewisham

- 3.1.2 The Planning Service has worked with teams across the Council, infrastructure providers and other key stakeholders to prepare an Infrastructure Delivery Plan (IDP). The IDP identifies the infrastructure required to support Lewisham’s neighbourhoods now and over the long-term, taking into account projected future growth within the Borough. The IDP helps to ensure a coordinated approach to the planning and delivery of infrastructure and sets out clear priorities for the Council and its partners to direct new investment locally. In particular, it considers the infrastructure categories shown in **Table 8**.
- 3.1.3 It provides details of the specific projects that need to be delivered, including the lead organisation, location, expected timescales for delivery and funding requirements for each project.
- 3.1.4 The IDP is a live document, reviewed and updated periodically with ongoing discussion and engagement with infrastructure providers and to take account of feedback from previous rounds of consultation. The IDP was originally published in 2020 and for public consultation alongside the Local Plan: Proposed Submission Document (Regulation 19) document during March-April 2023. It accompanied the Local Plan when it was submitted to the Secretary of State in November 2023.
- 3.1.5 The IDP was also updated in Autumn 2024, arising from discussions held during the Hearing sessions.
- 3.1.6 The IDP can be found on the Council’s local plan ‘evidence base’ webpage here:
<https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/evidence-base>

3.2 Green Infrastructure

- 3.2.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. It seeks to ensure local communities benefit from a healthy environment by preserving the award winning green spaces, ensuring everyone enjoys them and utilising a green fund to enhance them.
- 3.2.2 Access to parks and green spaces have a positive impact on health and wellbeing, this includes both physical and mental health and also helps reduce health inequalities. The Planning Service, alongside other teams in the Council, have an integral part to play in achieving this, by ensuring new greenspaces are provided as part of new developments and through the use of Section 106 funds.
- 3.2.3 **Map 3** shows the varied types of green infrastructure that exist in the borough and how they interconnect with each other. Railways and rivers provide important green and blue corridors.

Biodiversity Enhancements

- 3.2.4 During 2023-24 the Council’s Nature Conservation team and the Lewisham Biodiversity Partnership have delivered 834 conservation volunteer and engagement events reaching over 12,000 people. The Partnership’s Kenneth White legacy award provided funding for 7 biodiversity projects in 2023 delivered by the following local community groups:
- Friends of River Pool - **see Photo 8**
- Sydenham Garden
- Crofton Park Railway Garden
- Ladywell Fields User Group - **see Photo 7**
- Chinbrook Community Orchard
- Sydenham Wells Park Improvement Group
- Friends of Silverdale Enclosure

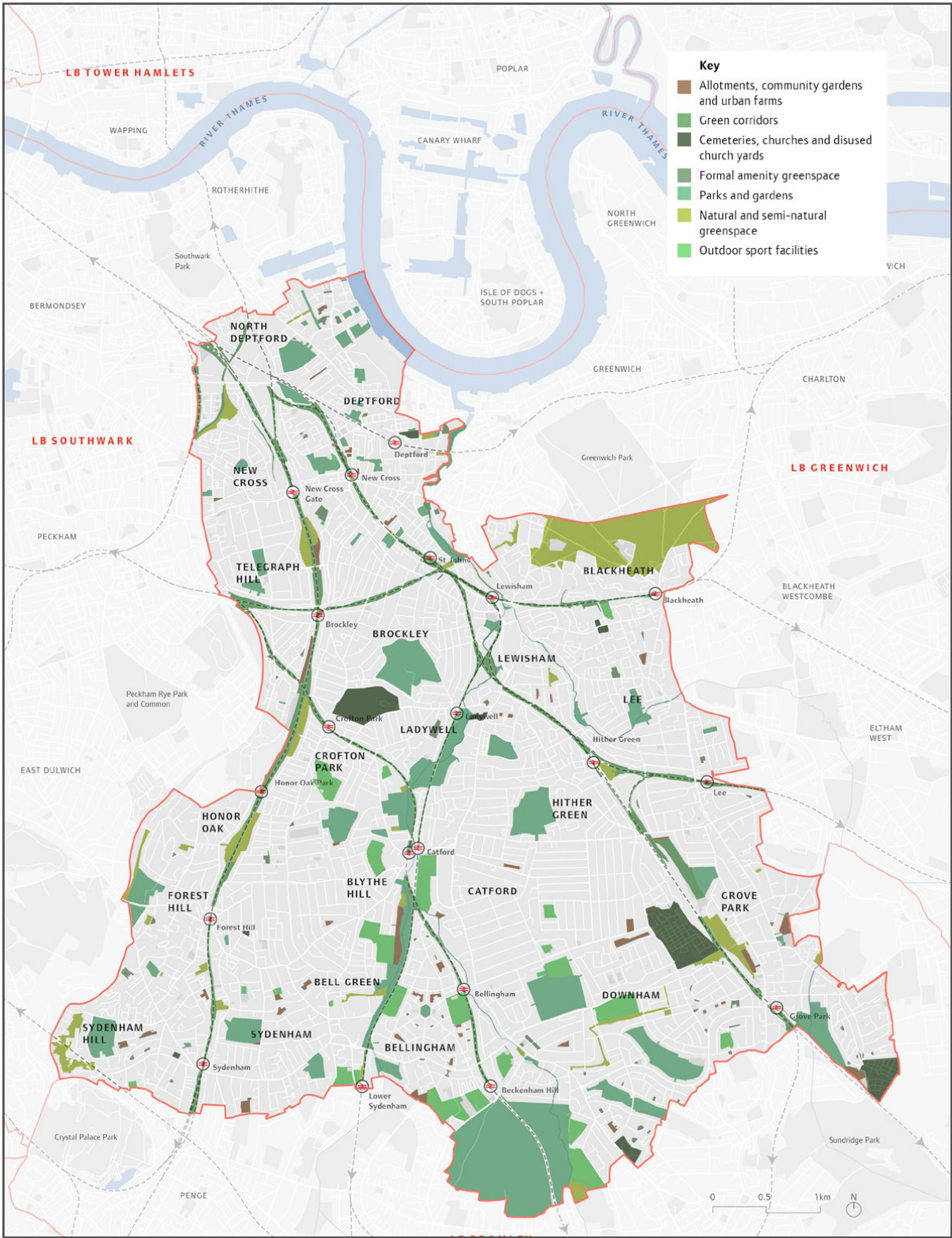


Photo 7: Ladywell Fields User Group planted 200 additional trees to extend the Tiny Forest planted in the park in 2022. Their project, which was funded by the Kenneth White Legacy Award, featured in the Sunday Times in December 2023. (photo by Akira Suemori for the Sunday Times)

Source: LB Lewisham



Photo 8: The Friends of the River Pool installed an aquatic mammal platform in the river and check it regularly to see if water voles or the invasive American minks live in the area (the platform was also funded by the Kenneth White Legacy Award). Source: LB Lewisham



Map 3: Green Infrastructure
Source: LB Lewisham

- 3.2.5 The Nature Conservation Team in partnership with Creekside Education Trust secured funding from a S106 agreement for a two-year project focusing on Aquatic Ecology of Deptford Creek. The project aims to facilitate habitat creation and improvement of Deptford Creek. Plant, bird, fish and algae surveys and habitat assessments have been conducted by the Trust involving the local community. Between April and November 2023 18 walks and talks have been delivered engaging over 123 participants about the ecology of the Creek - see **Photos 9 and 10**.
- 3.2.6 The Nature Conservation Team also provides advice to the Planning Service both on strategic planning matters and planning applications in relation to ecology surveys, living roofs, soft landscaping, wildlife sensitive lighting and other biodiversity enhancements that are suitable within new developments. During 2023-24, they advised 186 planning applications and recorded the discharge of conditions for the implementation of 92 bird boxes, 61 bat boxes, 777m hedgerow and 6318m² of living roofs.

Biodiversity Net Gain

- 3.2.7 The Council established an internal Biodiversity Net Gain (BNG) working group in January 2023 to develop Lewisham’s approach to BNG and ensure it is ready for its mandatory introduction. The working group includes officers from the Planning and Parks teams. The team established roles and responsibilities between Planning and Parks, and worked on ensuring that the Development Management team within planning have appropriate processes in place and published information for applicants on the Council’s website. Group members attended workshops, training sessions and various other BNG related events to prepare for mandatory BNG which came into force for major applications in February 2024 and for minor applications in April 2024. The internal working group continues to meet and discuss BNG related issues.
- 3.2.8 As part of preparations to mandatory BNG the group commissioned Greengage, in partnership with the London Wildlife Trust (LWT), to determine the need for enhanced BNG policy in a future Local Plan. The conclusion of the assessments undertaken is that there is not enough evidence to demand a higher percentage BNG than the mandatory requirement in Local Plan policy. This is because:



Photo 9: Bird survey with local residents. Photo by Creekside Education Trust.

Source: LB Lewisham



Photo 10: Ecology focussed Low Tide Walk in Deptford Creek. Photo by Creekside Education Trust.

Source: LB Lewisham

- Government published Planning Practice Guidance on BNG on 14th February 2024 which states that: “Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified.
- Habitat banking in existing parks is not likely to be viable due to the modest increase that can be delivered in urban parks and because of the complex governance and legal arrangements that would need to be put in place to establish the habitat bank.

Urban Greenery Assessment and Habitat Mapping

- 3.2.9 To support the BNG work, the Council commissioned Gention Ltd. to conduct an urban greenery assessment and habitat mapping using satellite imagery and machine learning technology. The assessment provided information on habitats, trees, garden and highway greenness, and living roofs including their indicative biodiversity value. The living roof assessment showed that there were 602 buildings with living roofs with a total area of 111,215m² in Lewisham in 2023, an increase of 45,882m² since 2016. **Map 4** shows the amount of trees per hectare.

Creating a London River Bank Project

- 3.2.10 BNG classifies rivers and streams as high distinctiveness habitats, and any losses must be replaced with biodiversity units of the same habitat type and 10% gain achieved. This can be difficult to deliver on constrained urban sites and in many cases offsite river units are needed. Since 2022 the Council has been working with Thames21, the Rivers Trust, financial experts and other local authorities on the London River Bank project. The first phase was funded by Defra’s Natural Environment Investment Readiness Fund (NEIRF). The project aims to develop a sustainable business model mechanism to deliver an ambitious river restoration strategy across London. Linear watercourse BNG is particularly relevant in the London area, due to the extensive river network and high number of planning applications.

Trees

STREET TREES

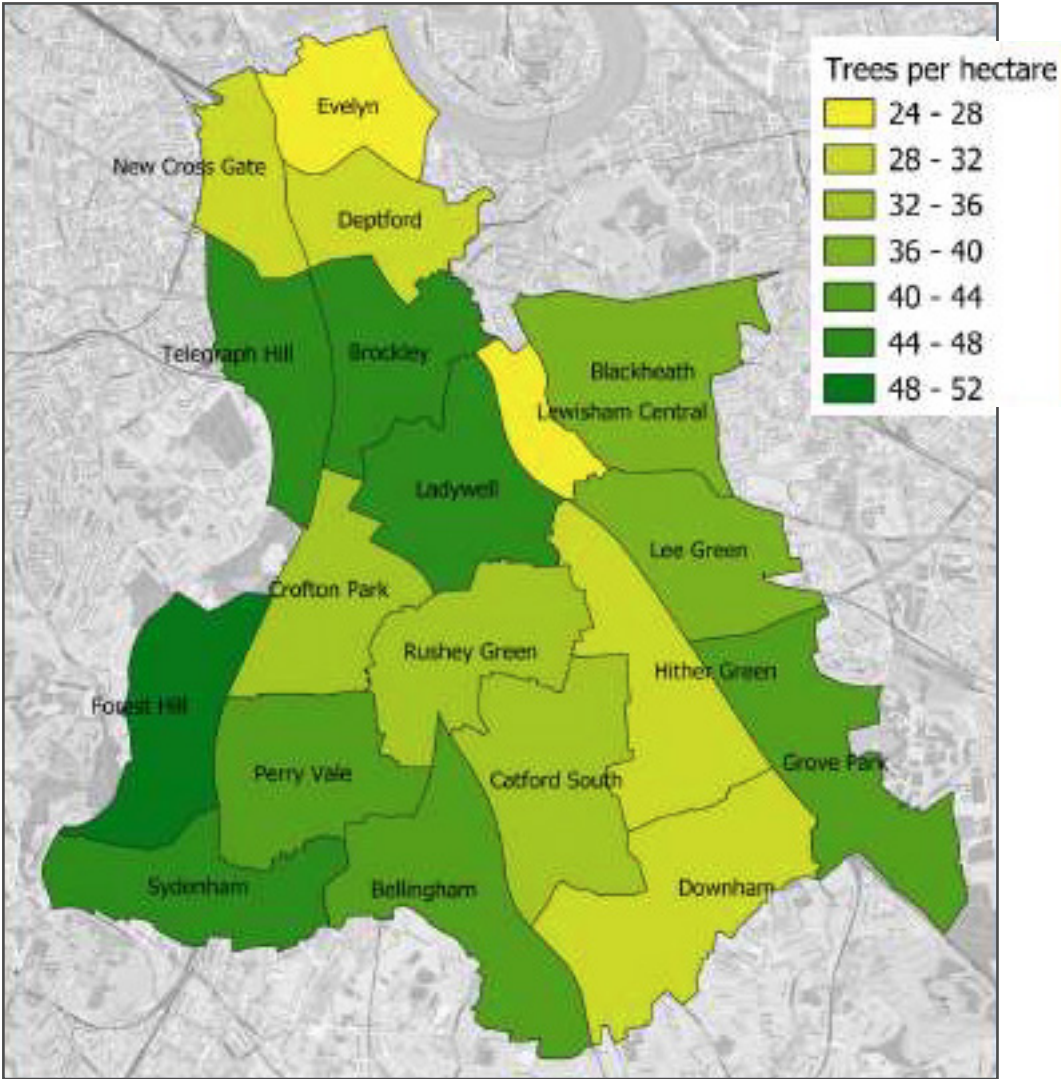
- 3.2.11 During 2023-24, 675 street trees, 22 standard trees in parks and 3703 whips (including three tiny forests) were planted and 142 trees were lost or felled.

TREES ON PRIVATE LAND

- 3.2.12 The Planning Service also seeks to protect trees that are experiencing a threat of loss, where it could have a negative impact on the public realm and loss of urban forest canopy. Dedicated tree officers, as well as validation, enforcement and development management officers, are involved in a range of tree related activities. During 2023-24, 646 tree applications were received and all were determined:
- Conservation Area 6 week notices (TCA): 563
 - Tree Preservation Order applications (TPO): 59
 - 5 day notices for urgent works (TRE5): 23
 - Tree cases lacking essential information, unable to register (TWTT): 2

3.2.13 Five Tree Preservation Orders (either as individual trees T1, groups (G1), area (A1) have been made and/or confirmed during 2023-24, including:

- Ladywell House – made 1.3.23 (confirmed 30.8.23).
- 40-45 Bampton Road – made 30.8.23 (confirmed 25.1.24).
- 21 Tressillian Crescent – made 29.9.23 (confirmed 16.1.24).
- 43 Devonshire Road – made 5.3.24 (confirmed 3.7.24).
- 56 Vicars Hill – made 19.3.24 (confirmed 20.8.24).



Map 4: Tree count map from the Gentian report
Source: LB Lewisham

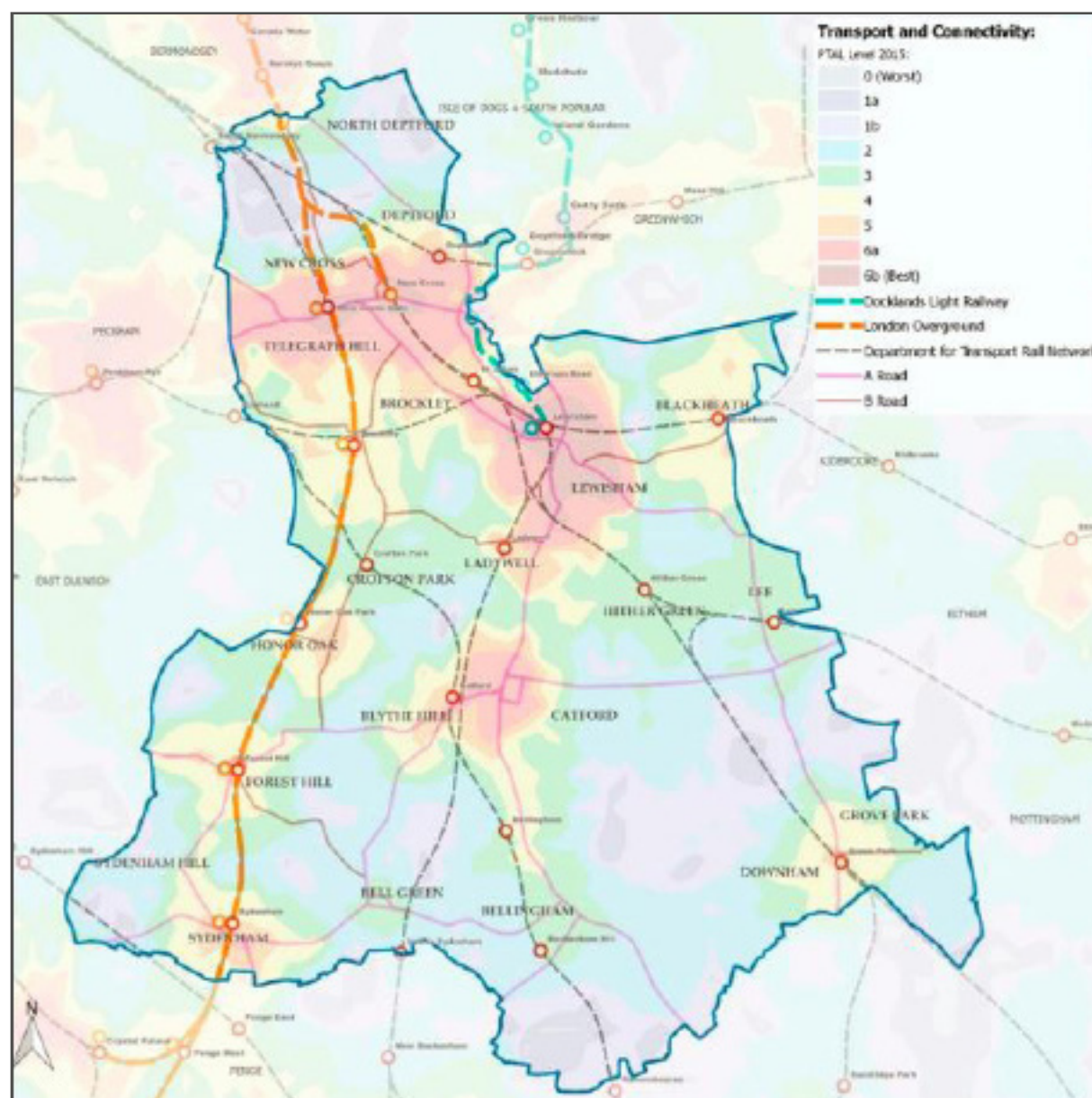
3.3 Transport Infrastructure

Connectivity

- 3.3.1 Making Lewisham Cleaner and Greener is a corporate priority set out in the Lewisham Corporate Strategy 2022-2026. The Council will enable more active travel, and aim to reduce reliance on cars, introducing new walking paths to connect our borough, making it easier and more pleasant to get about Lewisham by foot or bike.
- 3.3.2 **Map 5** shows the borough’s main transport infrastructure including the network of main roads and railways, including overground, underground and Docklands Light Railway (DLR). It also shows the various PTAL levels across the borough, PTAL 6a and b being most accessible and 1 being the least accessible.
- 3.3.3 Some parts of the borough are highly accessible with very good public transport links, such as New Cross, Deptford, Lewisham Central and Catford; whereas the south-east of the borough, has fewer public transport options and in those locations there is a greater use of cars for journeys to work.

Transport Improvements

- 3.3.4 In order to meet the needs of Lewisham’s growing population and reduce carborne travel, the Planning Service, alongside other Council departments and services seeks to support the delivery of transport infrastructure. At a borough wide level, we have produced a Transport Strategy and Local Implementation Plan (LIP), which look at our existing and future transport provision and they are supported by various strategies including a Rail Vision, and a Cycling Strategy.
- 3.3.5 We remain strongly supportive of the Bakerloo Line Extension to Lewisham and beyond to Hayes, the DLR and East London Line overground enhancements, metroisation, and the creation of new interchanges at Lewisham, New Cross Gate and Brockley stations.
- 3.3.6 The Planning Service seek to secure the use of environmentally friendly transport options by ensuring new development is located close to transport links and services, supporting car free developments, provision of cycle storage for each new home, payments towards new bus routes, improvements to the DLR, improvements to walking routes and stations or the provision of electric car charging points.
- 3.3.7 Previous AMRs have reported on the transport infrastructure schemes being planned and/ or implemented, in partnership with TFL and Network Rail. These include enhancements to the London Overground East London Line, Docklands Light Railwa, Lewisham Station and the Bakerloo Line Extension and Upgrade. Work has continued throughout 2023/24 to bring these projects to fruition. Further details will be reported in future AMRs.



Map 5: Transport Infrastructure
Source: LB Lewisham

3.4 Social Infrastructure

- 3.4.1 The Lewisham Corporate Strategy 2022-2026 seeks to retain and enhance social infrastructure and a number of corporate priorities including safer communities, open Lewisham, children and young people and health and well-being will help this to happen.
- 3.4.2 The Planning Service alongside other Council departments and services, seeks to deliver the right type and amount of social infrastructure to meet the demands of Lewisham's growing population. Whilst new development in the borough places additional demands on social infrastructure, it can also help to alleviate this demand by providing opportunities for new community, health and educational facilities and by creating new places where communities can flourish and where the borough's culture, and cultural facilities can be enhanced.

Education

- 3.4.3 Work has been ongoing on a range of educational facilities across the Borough. During 2023-24 the following projects were completed:
- School Minor Works Programme 2023 (essential infrastructure improvement works)
 - New Special Educational Needs Resource Base at Edmund Waller Primary school.
 - RAAC Strengthening works at Myatt Garden Primary School
- 3.4.4 Over the course of 2024-26, the following educational projects are due for completion:
- School Minor Works Programme 2024 (March 2025).
 - School Minor Works Programme 2025 (March 2026)
 - Watergate School SEN Expansion (March 2026).
 - Riverside Youth Club refurbishment works (February 2025).
 - Full RAAC removal works at Myatt Garden Primary School (September 2026)

Health

- 3.4.5 Several areas of work have continued, developed and started during 2023-24, all of which aim to make Lewisham a healthy place to live.

Whole Systems Approach to Obesity

- 3.4.6 Lewisham's WSAO action plan has been co-produced by an Alliance of over 100 member individuals and organisations including the Council, the NHS, Schools, local businesses, and communities. In December 2023 members of the Alliance started work on revitalising the Alliance, reviewing the action plan, and setting the direction for the next 3-5 years.

Lewisham CommUNITY Space

3.4.7 Lewisham CommUNITY Space, has continued to be funded and continues to meet South East London Integrated Care Board's key aims for Lewisham. It has remained as a community asset that promotes community connectedness, good mental health and wellbeing, independent living and joins up services to ensure all people can access the support they need. The project was renovated earlier this year and had a relaunch which was attended by the Council, a number of key stakeholders, residents and service users. The CommUNITY space continues to support residents on low incomes by providing meals provided by a local partner – Felix Foods and also delivering initiatives such as the Holiday and Food Programme.

Lewisham's Food Justice Action Plan

- 3.4.8** Lewisham's Food Justice Action Plan (FJAP) was co-produced with stakeholders from statutory organisations, the voluntary and community sector and launched in April 2023.
- 3.4.9** The plan focusses on addressing the root causes of food insecurity and reducing reliance on emergency food provision. One of the key aims of the plan is promoting and developing opportunities for community food growing in the borough.
- 3.4.10** There are 5 Task and Finish Groups set up and running that were created to collaboratively mobilise the actions from the FJAP. The Council has also established a Council Community Food Growing Task and Finish Group. The remit of this group was to explore how the Council could assist existing community gardens and encourage new opportunities for community participation in food growing.
- 3.4.11** The Public Health Grant is being used to fund a community food growing officer and the post holder should be in post by Spring 2025 and will work towards identifying suitable, unused public spaces owned by the Council that could be utilised for food growing, and other actions emphasised in the Local Plan.

School Superzones

- 3.4.12** Lewisham received funding from the Greater London Authority (GLA) for the 4th round of School Superzones. This phase of the project aims to work with two schools – Kender Primary School and Edmund Waller Primary School – both are situated in the same area separated by approximately 400m from each other but are in one of the most deprived areas in the borough.
- 3.4.13** Two stakeholders' workshops in the two schools were organised with staff, parents, residents, community organisations and Council teams. The workshops helped identify issues local to each Superzone area.
- 3.4.14** The following activities took place:
- Three air quality workshops were organised at each school with pupils from year 1-6. Each workshop allowed students to make posters to raise awareness about the dangers of air pollution/engine idling.
 - A School travel plan was also developed working with schools to promote lift share schemes within the schools for staff who need to drive.

- Individual portable air quality monitors were used to increase pupil and staff engagement. The data collected was analysed by staff and students to identify lower pollution walking routes to school.
 - Walking maps were created by auditing each road in the Superzone area for road safety and air pollution elements. These maps are now displayed to help pupils and parents to take less polluted routes to school. This also helped in encouraging schools achieve and maintain the Bronze, Silver or Gold status for Travel for Life (Formerly TFL STRAS programme).
- 3.4.15** Additional funds were provided to each school. Edmund Waller Primary School is developing a Cooking Space and Kitchen / Wellbeing Garden at the school premises, encouraging children to plant, grow and cook with their own produce. Kender Primary School is improving their main entrance to the school to ensure that children have access to a safe route out of our school away from local traffic that is accessible for all as part of the active travel initiative. Kender Primary plan a new double gate, and installing a ramp to level the playground with that of Faulkner Street. The gates will also have mosaics designed by a local artist in collaboration with stakeholders. Currently both the projects are ongoing with the aim to be completed by the end of 2024.

Employment and Town Centres

4 Employment and Town Centres

4.1 Local Economy

- 4.1.1 **Creating an economically sound future is one of the corporate priorities in the Lewisham Corporate Strategy 2022-2026. The Planning Service is helping to achieve this through granting consents for a range of mixed use developments across the borough and delivering large scale, transformational change in the borough's town centres. The Planning Service works in partnership with other Council departments and services, partners and community groups on a range of projects, with the specific aim of enhancing the local economy.**
- 4.1.2 Lewisham is within inner-London, with a growing economy based around our town centres and key employment locations.
- 4.1.3 Lewisham's economy has significant clusters in public administration, retail and the creative and digital industries, although there are fewer jobs in industries such as professional and technical services or information and communication, compared to the London average.
- 4.1.4 With 68,000 jobs in 2023, the borough has the lowest job density (number of jobs per working age residents) in the country.
- 4.1.5 The borough has around 11,000 local businesses in 2024, of which 93.8% of the businesses are micro businesses (with 1-9 employees). The borough also has high levels of entrepreneurship and self-employment when compared to the rest of London and the UK.
- 4.1.6 Businesses tend to be located along principal roads or by rail lines, in town centres and also at strategic industrial land (SIL) such as Surrey Canal SIL and Bromley Road SIL. Many of the micro and small businesses are scattered throughout the borough or based in the boroughs growing co-working space offer.

4.2 Non-Residential Floorspace

- 4.2.1 Searches have been carried out using both data from the Planning London Database and the in-house Acolaid system, focussing predominantly on major sites, full applications, change of use applications and prior approvals to give an indication of the scale of change taking place in non-residential floorspace across the borough.

Non-Residential Floorspace Completions

- 4.2.2 During 2023-24, there have been no solely non-residential developments completed.
- 4.2.3 Completions on four major residential sites also resulted in a loss of 2,680m² of non-residential floorspace, as shown in **Chart 2:**

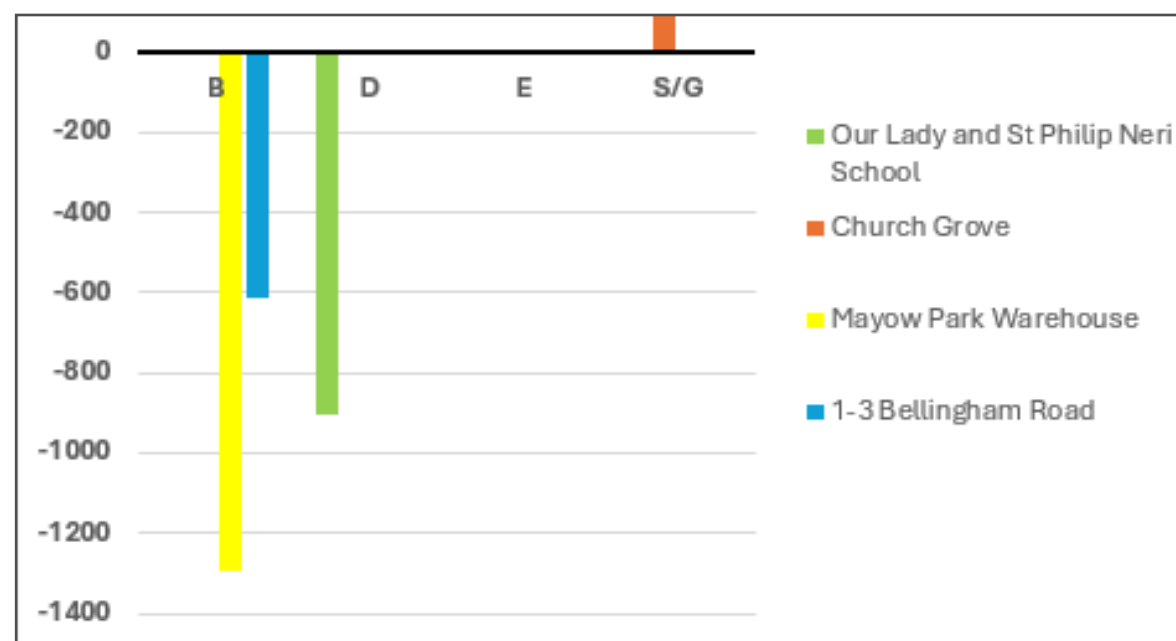


Chart 2: Non-residential completions 2023-24

- 4.2.4 Completions also resulted in the loss of 480m² of retail (A) and community (D) floorspace on three sites, through change of use applications, to provide seven new residential units.

Non-Residential Floorspace Approvals

- 4.2.5 During 2023-24, there have been no solely non-residential developments approved.
- 4.2.6 Five major residential sites that were granted consent will result in the net gain of 823m² of non-residential floorspace, as shown in **Chart 3**:

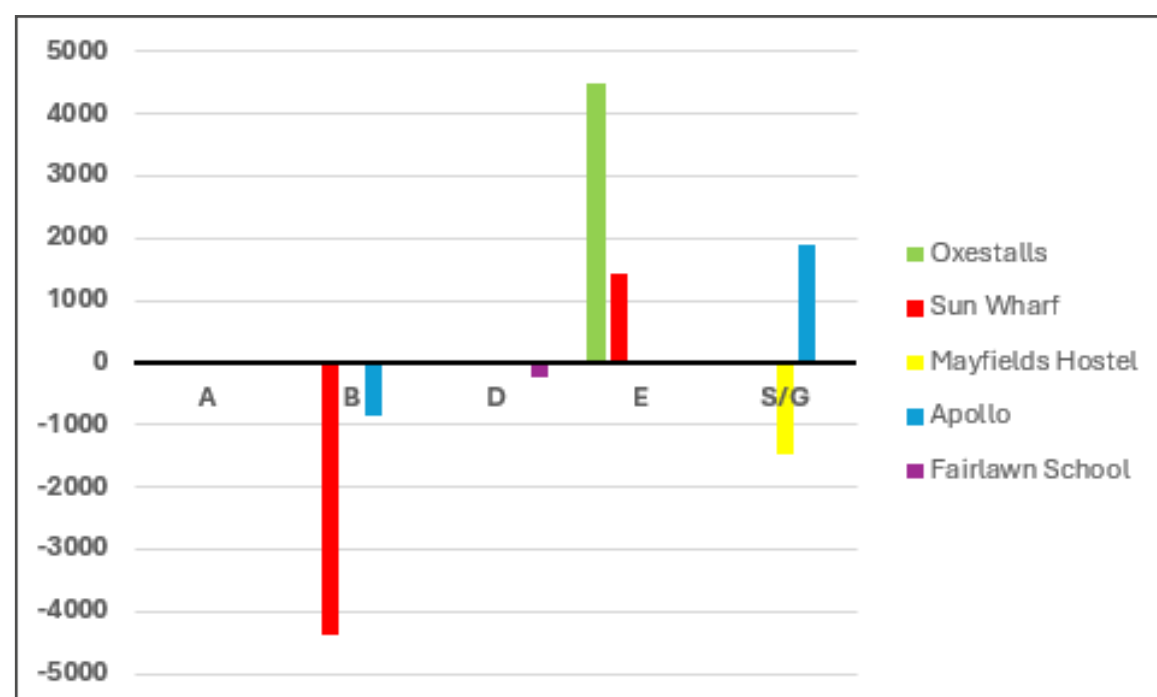


Chart 3: Non-residential approvals 2023-24

- 4.2.7 Approvals will also result in a change of 1,660m² from Sui Generis, industrial (B2/B8) and education (F1/F2) floorspace to commercial (E) and education (F) floorspace on four sites, through change of use applications.

- 4.2.8 There are also a range of pre-applications taking place on major sites that will lead to further net change in non-residential floorspace in the future.

Permitted Development and Prior Approvals

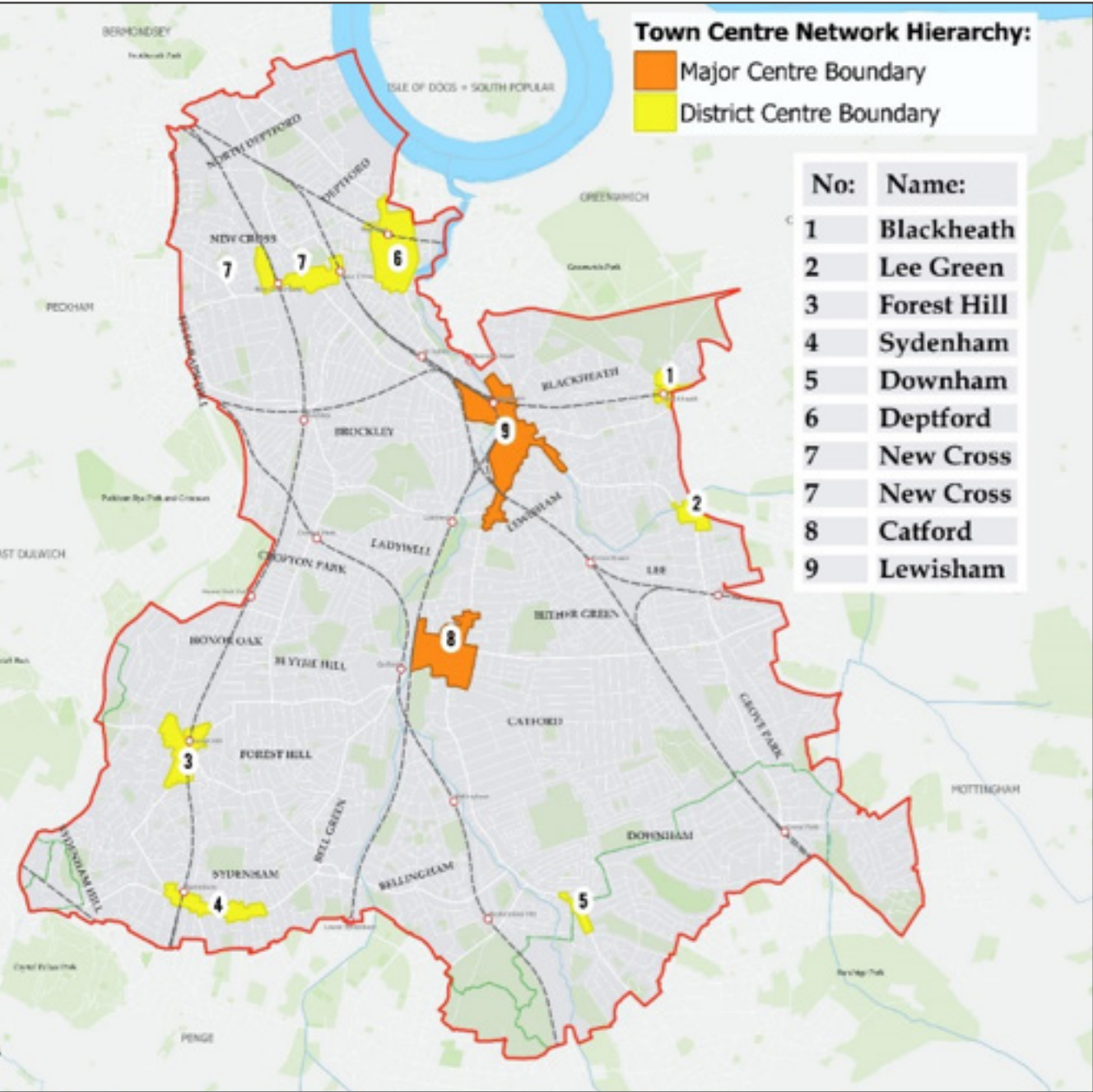
- 4.2.9 During 2023-24, one major prior approval at Astra House, Arklow Road has been completed, and six smaller scale prior approvals were completed. Together they have created 41 new residential units but lost approximately 2,220m² of office (B1) and 118m² of retail (A) floorspace. This continues the trend from previous years, albeit to a much lesser extent than has been experienced in the recent past.
- 4.2.10 During 2023-24, no major prior approvals have been granted, although eight smaller scale prior approvals will result in 24 new residential units and the loss of 1,368m² of E class floorspace and 168 m² of Sui Generis floorspace.
- 4.2.11 Since the introduction of Use Class E, commercial, retail and leisure uses have greater freedom to adapt to changing circumstances and respond to the needs of their local communities without the need for planning consent. The Council are responding to this by making a non-immediate Article 4 Direction, see paragraph 4.4.3 for more details.

4.3 Partnership Working to Increase Employment

- 4.3.1 Creating a strong local economy is one of the priorities in the Corporate Strategy 2022-2026. The Economy, Jobs and Partnerships Team frequently engage with the Planning Service on a number of strategic projects, with the specific aim of enhancing the local economy.

Local Labour Business Scheme

- 4.3.2 Lewisham's Local Labour and Business Scheme (LLBS) is a service that supports residents and businesses to gain access to the employment, training, learning and contract opportunities created by the development activity across Lewisham. LLBS also works with training providers, including the Mayor's Green Skills Hub at London South Bank University, Lewisham College Youth Build UK and Construction Youth Trust.
- 4.3.3 LLBS works in partnership to ensure local businesses are able to access procurement processes and contract opportunities. The Planning Service provides an important contribution to the LLBS by securing Section 106 agreements on consented development schemes. These provide a source of funding to implement the LLBS both during the construction of a development site, and beyond.
- 4.3.4 LLBS has secured a number of positive benefits for local residents and businesses which in the last three years includes:
- 291 job starts for local residents.
 - 140 community involvement activities.
 - 54 new or continued apprenticeships.
 - 71 local SME contract opportunities.



Map 6: Lewisham's Town Centres
Source: LB Lewisham

Lewisham Works

- 4.3.5 Lewisham Works (established in 2022) provides employment support and training to local people who are looking for work. It is one of the highest performing Council employment services in London. It provides flexible and tailored 1-1 support from a dedicated advisor, including help with CVs, interviews, job searching and addressing barriers to employment. Alongside this the service provides access to local job opportunities, apprenticeships and training programmes.
- 4.3.6 The programme is delivered from Unit 19 in Lewisham shopping centre, a dedicated Lewisham Works space in Catford and at partner locations across the borough including Lewisham College, The Green Man in Bellingham and libraries across the borough. Since its launch the service has supported over 700 residents, with nearly 500 securing employment.
- 4.3.7 The service also supports targeted services from commissioned providers which compliment our overall offer. This includes bespoke programmes for young people, care leavers, refugees and asylum seekers.

4.4 Town Centres

- 4.4.1 **Map 6** shows that the borough has two major centres and seven district centres, which play an important role in the borough's economy.

Town Centre Revitalisation

- 4.4.2 In recent years a number of developments have been completed, have started to be built, or have received planning permission and together these will help to transform some of the borough's town centres, in particular Lewisham and Catford Town Centres.

Class E to Residential Article 4 Direction

- 4.4.3 The Government introduced permitted development (PD) rights to allow a change of use from commercial uses (Class E) to residential uses (Class C3) without the need for full planning consent.
- 4.4.4 The Council carried out a study to identify the impacts that this particular type of PD rights will have on the borough's town centres and employment land. It showed that an Article 4 Direction is essential to: mitigate the adverse impacts of PD rights, avoid the indiscriminate loss of retail, commercial, business and service floorspace and ensure an inclusive, diverse and sustainable local economy.
- 4.4.5 The Council made an Article 4 Direction in 2022. Following notification to the Secretary of State, the Council prepared additional evidence (with more detailed, granular assessments), as requested by DLUH.
- 4.4.6 In December 2023 Mayor and Cabinet made the revised, non-immediate Article 4. It only applies to parts of some locations such as Major Centres, District Centres, Local Centres, selected parades and Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Mixed-Use Employment Locations (MEL). It does not mean that change of use cannot occur in these locations, but gives the Council the opportunity to consider each application on its merits. [Lewisham Town Centre](#).

Catford Town Centre

- 4.4.7 Delivery of the Catford Town Centre Framework has commenced, following its adoption in July 2021. In particular, the Council has submitted a planning application for a mixed use scheme at Thomas Lane Yard in summer 2024.
- 4.4.8 The Council also continues to work with TfL to progress the designs to re-route the A205 south circular. Public consultation for the project was completed in Summer 2023 and was well received by the public. TfL have submitted a planning application for the scheme in December 2023. The Council has progressed with a landscape strategy for the new public open space that will be created within Catford Town Centre, following rerouting of the south circular and completed a public consultation exercise in July 2024. Design ideas presented in the consultation have received an overwhelmingly positive response. Feedback from this consultation will be used by the Council to develop a detailed design brief for further stages of the project.
- 4.4.9 A full refurbishment of the former Catford Constitutional Club to provide a new pub with a wider mixed-use offer is well underway and is due to be completed in 2025.

Lewisham Town Centre

- 4.4.10 The Lewisham Town Centre Local Plan (2014) identifies a range of mixed-use development sites that are expected to come forward, helping to enhance the vitality and viability of the town centre. Momentum is now gathering pace and a cluster of developments are taking place in close proximity to Lewisham railway station. Many have been completed in recent years such as Lewisham Exchange (former Carpetright), Lewisham Gateway Phase 1 and the adjoining Confluence Park. More completions are anticipated in 2024 at Lewisham Gateway Phase 2, Axion House, Silver Road and Tesco Car Park.
- 4.4.11 The Planning Service is working with a range of developers and partners to enable further change to take place including Land Securities who are seeking to bring forward a comprehensive mixed-use redevelopment of Lewisham Shopping Centre, helping to regenerate the area and turn it into a Metropolitan Town Centre. During 2023 Land Securities have carried out public consultation and launched their masterplan.
- 4.4.12 In January 2023 the Council successfully secured £19 million from the Governments Levelling Up Fund (LUF), and together with an additional £5 million match funding from the Council, the town centre will be enhanced by:
- Creating a flagship Culture and Business Hub through renovating the existing Lewisham Library building, creating a more accessible space for library services as well as publicly available workspace, flexible culture and community space, meeting rooms and café/hospitality offer.
 - Rejuvenating Lewisham Market (see **Image 4**) with the installation of a permanent market canopy along the High Street along with improved stalls and a new market layout, waste management infrastructure, improved paving, railings and lighting.
 - Providing enhanced public realm with safer walking and cycling infrastructure, improved access to High Street, better signage, pedestrian crossings, cycle lanes, improved paving, surface level planting, green pocket spaces, restoration of the historic Grade II listed Clock Tower and enhanced lighting and CCTV.

- 4.4.13 Whilst Lewisham Library and Lewisham Market are being tendered for construction, public realm improvements have started works on site. The project is envisaged to be completed by Summer 2026.



Image 4: Visualisation of Lewisham Market Canopy
Image Credit: Studio Weave/ LB Lewisham

5 Housing

The Council remains committed to addressing the housing needs of its residents by delivering affordable, high-quality homes. Despite facing national and regional challenges, the Council has adopted a proactive approach to planning, ensuring significant housing developments are approved and aligned with the borough's strategic goals. This chapter outlines the housing landscape, delivery performance, and the Council's future housing strategy.

Through our Planning Authority role we have taken a positive approach to saying 'yes' to high quality planning applications with a total of 15,182 new homes on major sites that have a planning status that could be built in Lewisham. Despite this positive approach, house builders across the borough have only delivered a net total of 373 net homes during 2023-24.

These low rates of delivery are similar to those seen across London and the country as a whole.

5.1 Background

5.1.1 Like many of London's boroughs, Lewisham has experienced significant growth over the past 20 years, which looks set to continue into the future. Planning for new development in the borough is not just about accommodating future growth and meeting the housing needs of existing and future residents but also achieving this in a way that creates high quality, sustainable places for people to live in and enjoy.

London Plan Context

5.1.2 The London Plan sets out the challenge facing all London boroughs to deliver a significant increase in housing to meet current and future needs across the Capital. The London-wide Strategic Housing Market Assessment (SHMA), which informed the preparation of the London Plan, identifies a need for 66,000 additional homes per year to be delivered across London.

5.1.3 For Lewisham, the 10-year strategic housing target is 16,670 net housing completions (or 1,667 net completions per year) within the adopted London Plan.

National economic and delivery challenges

5.1.4 The 2023-24 AMR is set in the context of national economic and delivery challenges facing the development industry which have resulted, across the country in a decrease in the number of new homes completed over the past 3 to 4 years, as well as delays and reductions in the number of planning applications being submitted.

5.1.5 This is demonstrated in Government statistics (Housing supply: indicators of new supply) that were published in June 2024, showing that in the first quarter of 2024, new build starts in England were 41% lower than in the first quarter of 2023 and new build completions were 12% lower.

5.1.6 National factors affecting housing delivery include:

- Covid – restrictions imposed during national lockdowns temporarily stopped construction activity on development sites and/or delayed new phases of construction coming forward in a timely manner.
- Brexit – leading up to and following Brexit on 31 January 2020, skills shortages, the flow of goods and materials between the UK and the EU and extra administrative burdens have added to build costs and impacted the functioning of the UK construction industry.
- Inflation and increasing construction costs - research by Knight Frank in June 2023 outlined that build costs nationally had increased by 24% since 2020.
- Interest rate increases – this has had a negative impact in terms of development financing.
- Significant changes in fire regulations - this has resulted in schemes being fundamentally re-designed and/or re-submitted for planning approval, leading to significant delays.
- Introduction of other regulations - such as Biodiversity Net Gain adding to viability challenges as well as causing delays to applications.
- Increased funding gaps – with particular negative impacts on infrastructure projects.

Lewisham context

5.1.7 The Council is committed to meeting the housing needs of our existing and future residents. As such it has, over many years proactively planned for, and approved, significant quantum of housing within the borough. This is exemplified by the Council’s positive approach to saying yes to high quality planning applications. At present, Lewisham has a significant consented supply of major sites (10 or more dwellings) consisting of:

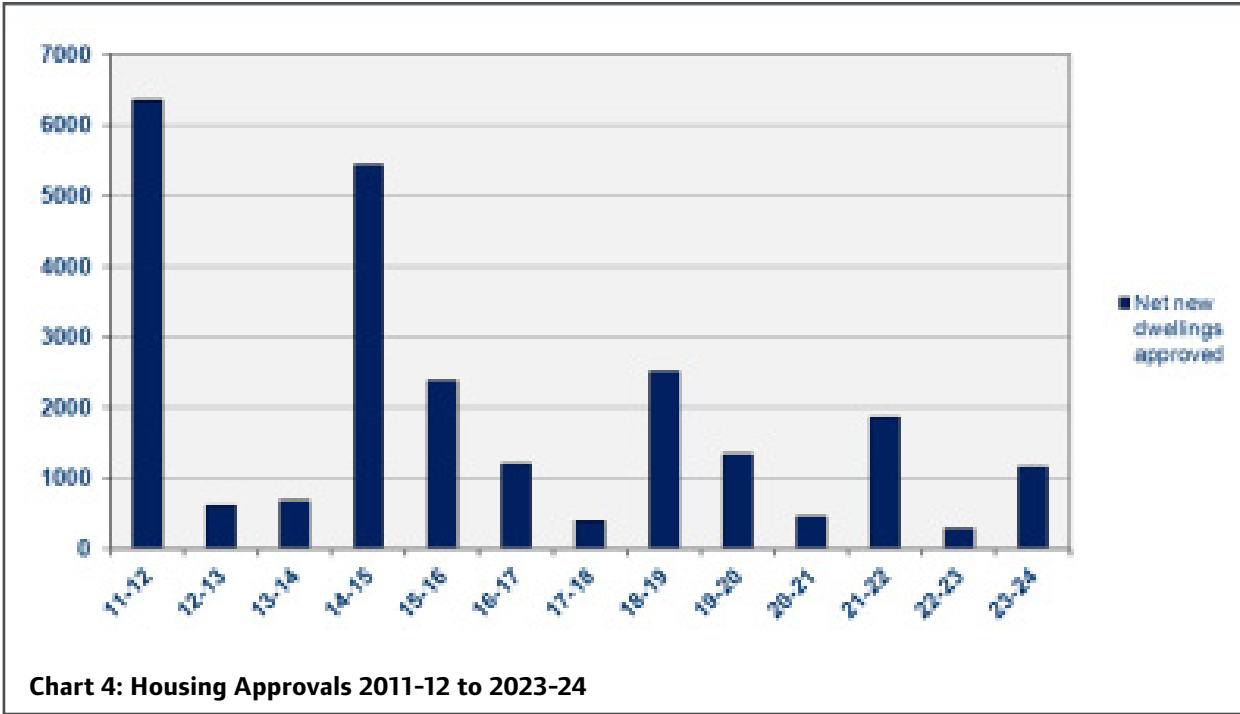
- 7,177 new homes with detailed planning permissions.
- 6,417 new homes with outline planning consent.
- 1,588 new homes with resolution to grant (subject to S106 agreement).

5.1.8 This equates to a total of 15,182 new homes on major sites that have a planning status that could be built in Lewisham.

5.1.9 Furthermore, **Chart 4** shows that the Council has a strong track record of consenting sites, with 24,685 homes approved since 2011-12.

5.1.10 **Chart 4** shows that planning consents have fluctuated over the years. The peaks shown in 2011-12 and 2014-15 relate to both detailed and outline consents for strategic sites such as Convoys, Surrey Canal Triangle, Deptford Landings (Oxestalls Road), Marine Wharf, Lewisham Gateway, Loampit Vale, Excalibur and Heathside and Lethbridge.

5.1.11 Even if the peak years (2011-12 and 2014-15) are excluded, the Council has consented an average of 1,172 new homes annually, over the remaining 11 years.



5.1.12 The Council is also committed to proactively planning for housing need, ensuring there is a sufficient supply of development land and that we have robust guidance in place to ensure development comes forward in sustainable locations in a coordinated manner, that is of the highest quality. This includes:

- Lewisham’s New Local Plan - the Council is currently in the advanced stages of preparing a new Local Plan which has allocated sufficient development land to meet its housing need until 2040.
- A21 Development Framework (2022) – which sets out the Council’s aspiration for this key north south street as a growth corridor and key sustainable transport route.
- Catford Town Centre Framework (2020) – which sets out the Council’s vision and objectives for the redevelopment of Catford major centre as Lewisham’s primary civic and cultural hub.
- New Cross Area Framework (2019) – outlining the vision and objectives for growth and connectivity within the New Cross area.

5.1.13 The Council has also been proactively promoting the development of small sites to diversify housing delivery in the borough. Recognising that the development of small sites will play an important role in increasing housing supply in Lewisham, support and support the provision for a wide range of high quality and affordable housing. This includes:

- Ensuring the new Lewisham Local Plan is aligned with London Plan Policy H2 Small Sites and is pro-actively supporting well-designed new homes on small sites (below 0.25 hectares in size).
- Adopting the Small Sites Supplementary Planning Document in 2021 which provides design guidance for small sites including different typologies of sites and aims to optimize the use of available land whilst encouraging high quality, sustainable design, and the delivery of new affordable homes.

5.1.14 Finally, our Building for Lewisham programme is an ambitious programme delivering new social homes for families on our housing waiting list. The current approved programme has a total of 398 homes within planning or pipeline schemes. This is in addition to 684 homes that are either on site or recently completed and 385 which have been delivered by the programme between 2018 – 2022.

5.2 Housing Delivery

Performance Overview

- 5.2.1 In 2023-24, 373 net new homes were delivered, marking a year on year decline reflective of broader national trends. Key highlights include:
- Major sites: Seven sites contributed 214 net completions (57%).
 - Minor sites: 144 smaller developments accounted for 163 net completions (43%).
- 5.2.2 A sharper loss of existing homes due to conversions to HMOs was observed, likely due to prior approvals before the borough-wide Article 4 Direction took effect in January 2024.

Future Outlook

- 5.2.3 A significant rise in completions is anticipated in 2024-25, with 1,982 new homes expected from strategic sites such as Lewisham Gateway (649 units) and Heathside & Lethbridge (443 units). Collaborative efforts with developers and proactive planning will help bridge the delivery gap.

5.3 Housing Completions

- 5.3.1 A total of 373 net homes were delivered during 2023-24, comprising:
- 377 net new self-contained homes (496 new homes completed and a loss of 119 existing homes).
 - Net loss of 4 non-self-contained units (13 new units completed and a loss of 17 existing units).

Housing Losses

- 5.3.2 The loss of 119 existing homes relates to:
- 26 sites, where 49 existing houses/flats have been counted as a loss – as they have been converted into self-contained flats or other residential institution units (C2) or there is a change of use (COU) to other non-residential uses such as a public house and a nursery.
 - 70 sites, where 70 existing homes have been counted as a loss – as they have been converted into small HMOs.
- 5.3.3 The loss of existing houses/flats as a result of conversion to small HMOs through the governments prior-approval process is more pronounced than previous years. This is likely due to developers converting properties prior to the borough wide Article 4 Direction.
- 5.3.4 The completed net self-contained homes have been delivered on a range of sites:
- Seven major application sites (10 or more units) account for 214 (57%) of the net self-contained completions, as shown in **Table 9**.

- 144 minor application sites (below 9 units) account for 163 (43%) of the net self-contained completions.

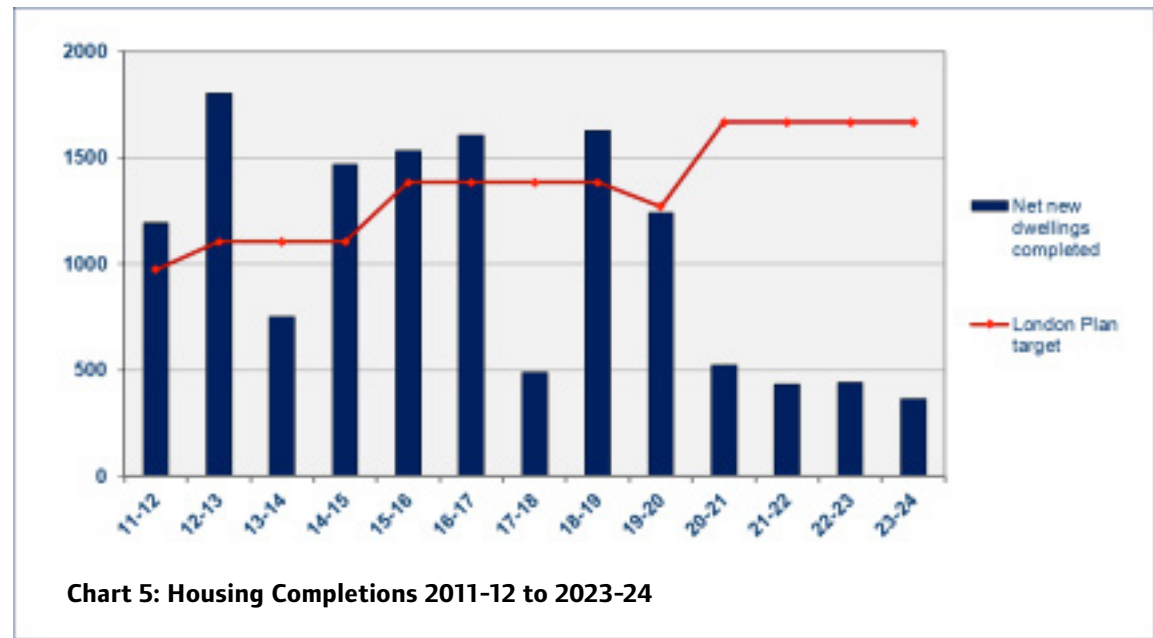
Site name	Loss of existing selfcontained units	Gain of new selfcontained units	Net change of selfcontained units
Former Our Lady and St Philip Neri Roman Catholic School	0	59	59
Astra House, Arklow Road	0	41	41
Land at Church Grove	0	36	36
Mayow Park Warehouse	0	32	32
73-77 Lewisham High Street	0	23	23
1-3 Bellingham Road	0	18	18
96A Sydenham Road	-5	10	-5
	-5	219	214

Table 9: Housing Completions on Major Application Sites during 2023-24

- 5.3.5 The following text sets out the mix in terms of the type and size of the 496 gross self-contained homes that have been completed:
- 50 (10%) were delivered as houses, 374 (75%) as flats and 72 (15%) as HMOs.
 - 73 (15%) were delivered as family sized dwellings (3 or more bedrooms), 134 (27%) as 2-bedroom dwellings and 138 (28%) as 1-bedroom/studio dwellings. Note data is missing regarding the bedroom size for 151 (30%) units.
 - 230 (46%) were delivered as new builds and 266 (54%) as changes to existing buildings (through conversions, change of use and extensions).
 - Prior approvals have enabled the construction of 40 new homes on 6 sites, with the loss of retail floorspace on one site and the loss of office floorspace on five sites.

Performance in Housing Delivery

5.3.12 **Chart 5** tracks Lewisham’s performance since 2011-12 against the annual housing targets in the London Plan. In the past there have been short-term dips in delivery, but overall Lewisham has delivered a strong supply of new homes and has often exceeded its target. The average number of homes built between 2011-12 to 2019-20 was 1,301.



5.3.13 **Chart 5** clearly demonstrates a significant drop in completions since 2020-21 coinciding with the national economic and delivery challenges outlined in paragraphs 5.1.4 - 5.1.6 above. This has unfortunately led to four years of significantly reduced housing completions by the development industry, that has affected not only Lewisham but housing delivery nationally and acutely London.

Anticipated upturn in future completions

5.3.14 Despite the low level of completions for 2023-24 it is anticipated that there will be a significant rise in completions on strategic sites (100 or more dwellings) in the next reporting year, during 2024-25 – as shown in **Table 10** below. A gain of 1,982 dwellings will be a significant step change in delivery performance compared to the previous four years.

5.3.15 Whilst **Table 10** shows anticipated completions on strategic sites, there is a degree of certainty that many of these (that have been under construction for a number of years) will be delivered in 2024-25. Indeed, some of the sites have already been completed between the end of the last monitoring year (31st March 2024) and the present day and the remainder are nearing completion. It is also highly likely that additional completions will take place on a variety of other sites including those that already have planning consent on minor and major sites, as well as windfall sites.

Site name	Net gain of new self-contained units	Site status as at 1st April 2024
Lewisham Gateway	649	Part completed and remaining blocks nearing completion
Heathside and Lethbridge	443	Part completed and remaining blocks nearing completion
Conington Road	365	Nearing completion
Neptune Wharf	199	Part completed and remaining blocks nearing completion
Part of land North of Reginald Road and South of Frankham Street (former Tidemill School) – part of site	83	Part completed and remaining blocks under construction
Silver Road and Axion House	141	Nearing completion
Part of Excalibur Estate	102	Under construction
	1,982	219

Table 10: Anticipated Completions on Strategic Sites (100 or more dwellings) in 2024-25

Housing Delivery Test

5.4.1 In 2018 the NPPF introduced the Housing Delivery Test (HDT) as a way to measure housing delivery. For Lewisham, the current starting point when assessing housing delivery is the annual housing target of 1,667 units p.a. from the 2021 adopted London Plan.

5.4.2 The consequences of not meeting the HDT are stepped, as shown in **Table 11**.

Under performance	Action required
Below 95%	Local authorities should prepare an action plan.
Below 85%	Local authorities should prepare an action plan and plan for a 20% buffer in the five year housing land supply (5YHLS).
Below 75%	Local authorities should prepare an action plan, plan for a 20% buffer in the 5YHLS and the presumption in favour of sustainable development applies.

Table 11: Actions required for housing under performance

- 5.4.3 According to the HDT results published in December 2023, 22 out of 33 London boroughs did not meet their individual housing delivery targets between 2019 and 2022. Of these, 13 boroughs delivered less than 75% of their mandated housing requirements, triggering the ‘presumption in favour of sustainable development’.
- 5.4.4 Initially Lewisham performed well with the following scores: 95% in 2019, 101% in 2020, 88% in 2021 and 87% in 2022, although the latter two scores were affected by the Covid-19 pandemic and cost of living crisis. The Council published an Action Plan in August 2022.
- 5.4.5 Despite having 7,177 homes with detailed planning permission, 1,588 homes with a resolution to grant (subject to S106 agreement) and 4,417 homes with outline planning consent, Lewisham did fall below the 75% threshold and fell into the ‘presumption’. This demonstrates that the lack of delivery is not the failing of the Council. It is a failing of the development industry and its inability to build out the housing they have permissions for.
- 5.4.6 Lewisham scored 51% in the Housing Delivery Test published in December 2023. The Council has prepared and published a Housing Delivery Test Action Plan in May 2024, which investigates the reasons for under-delivery and identifies actions that seek to improve the delivery performance. It can be found at the bottom of this webpage: Lewisham Council – Authority monitoring report.
- 5.4.7 Lewisham scored 32% in the latest Housing Delivery Test published in December 2024, remaining below the 75% threshold and remaining in the ‘presumption of sustainable development’. The significant gap between completions and housing targets is also evident across London. The results of the latest Housing Delivery Test show that 10 London Boroughs plus the Old Oak and Park Royal Development Cooperation (OPDC) fell below the 75% threshold and now face the “presumption in favour of sustainable development” penalty.
- 5.4.8 It should be noted that the Council considers the Housing Delivery Test as a fundamentally flawed assessment which penalises local authorities for the delivery of housing, much of which it has little control over. This view is shared by the RTPI who has argued that the HDT places disproportionate blame on local authorities for housing delivery issues that are often beyond their control, such as delays by developers or market conditions.
- 5.4.9 Like many Councils, the vast majority of developable land in Lewisham is privately owned. The Council is therefore heavily reliant on the development industry to ensure it meets its housing needs.
- 5.4.10 This situation is echoed throughout England with research from the planning portal demonstrating that over one million homes (approximately 40%) of all homes granted permission since 2015 have not yet been built by the development industry.
- 5.4.11 The Council has raised this issue, and will continue to raise this issue, with the Ministry of Homes, Community and Local Government (MHCLG).

5.5 Housing Approvals

- 5.5.1 Approvals made during 2023-24, if implemented, will result in a minimum net gain of 1,160 self-contained new homes and 866 non-self-contained units (equivalent to 347 units when the pro rata 2.5:1 is applied). Therefore, a total of 1,507 has been approved. This is marginally below the 1,667 annual target in the 2021 adopted London Plan.
- 5.5.2 The approved 1,160 net self-contained homes will be delivered on a range of sites:
- Eight strategic and major application sites (10 or more units) will account for 1,000 (86%) of the net self-contained consented supply, as shown in **Table 12**.
 - 68 minor application sites (below 10 units) account for 160 (14%) of the net self-contained consented supply.

Site name	Number of net self-contained units
Deptford Landings, Oxestalls Road (Plot 5) (see also non-self-contained in section 10 below)	405
Deptford Landings, Oxestalls Road (additional on Plots 1 and 3)	112
Sun Wharf, Creekside	220
Former Ladywell Leisure Centre	102
Mayfields Hostel, 47 Burnt Ash Road	64
Apollo Business Centre (see also non-self-contained in section 10 below)	42
33 Nightingale Grove	27
Green Bank Cottage, Taymount Rise	16
Total	1000

Table 12: Housing Approvals on Strategic and Major Application Sites during 2023-24

- 5.5.3 The Council is continuing to grant resolutions to approve major developments in the borough. However, we are still experiencing increasing delays on some major applications due to the time it takes to negotiate complex Section 106 agreements and/or applicants resubmitting applications with increased housing capacities or different models of housing or mix of uses, to improve viability or respond to changing fire legislation. In these instances, approvals can only be included within the AMR figures once the Section 106 Agreement has been agreed.
- 5.5.4 The approval figures exclude sites approved during 2023-24 that have already been completed in the same monitoring year, as these are included within section 5.2 above.

5.6 Affordable Housing

Affordable Housing Completions

- 5.6.1 During 2023-24, a total of 124 net affordable homes were completed, equating to 33% of the net 373 homes on all completed development sites. This consists of 103 affordable units on three major sites and 21 affordable units on four small sites.
- 5.6.2 Cumulatively since 2005-06, this bring the total of affordable homes that have been delivered to 5,115. Affordable housing delivery in Lewisham fluctuates, with peaks in 2011-12, 2012-13 and 2018-19 and lows in 2017-18, 2020-21, 2021-22, 2022-23 and 2023-24.
- 5.6.3 **Table 13** focuses specifically on qualifying sites that are required by policy to provide affordable housing on-site (i.e., major sites of 10 or more units). It provides a detailed breakdown of the three qualifying sites where 103 net affordable self-contained homes have been built during 2023-24. It shows that the three sites have delivered a mix of tenures. A further four of the qualifying sites where new homes were completed (as listed in Table 9) provided no affordable housing on-site.

Site name	Social Rent/ London Affordable Rent	Affordable Rent	Intermediate
Mayow Park	32		
Church Grove	6		30
Former Our Lady and St Philip Neri Catholic Primary School		27	8
Total	38	27	38

Table 13: Affordable Housing Completions on Qualifying Sites during 2023-24

- 5.6.4 **Table 14** provides a detailed tenure breakdown of the 214 new homes completed on qualifying sites. It shows:
- 52% were delivered as market housing.
 - 48% were delivered as a range of affordable housing tenures, below the Core Strategy borough wide target of 50%.
 - 18% were genuinely affordable housing units (Social Rent/London Affordable Rent).
 - The tenure split ratio of 37% genuinely affordable and 63% intermediate/other affordable housing is below the target 70:30 split specified in the Core Strategy.

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total on qualifyin g sites
38	18%	27	12%	38	18%	111	52%	214
Affordable housing (GLA and NPPF definition)						Market		
103						111		
48%						52%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
38			65			111		
18%			30%			52%		
Genuinely affordable: Intermediate ratio split 37%: 63%.								

Table 14: Tenure Split for Housing Completions on Qualifying Sites.

Affordable Housing Approvals

- 5.6.5 During 2023-24, a total of 437 net affordable homes were approved, equating to 29% of the 1,507 (pro rata) homes approved on all consented development sites.
- 5.6.6 **Table 15** focuses specifically on qualifying sites that are required by policy to provide affordable housing on-site (i.e., major sites of 10 or more units). It provides a detailed breakdown of the six qualifying sites where 437 net affordable homes have been approved during 2023-24. It shows that the six sites will deliver a mix of tenures but no affordable rented units. A further two of the qualifying sites where new homes were approved (as listed in Table 12) will provide no affordable housing on-site.
- 5.6.7 **Table 16** provides a detailed tenure breakdown of the 1,000 new homes approved on qualifying sites. It shows:
- 56% will be delivered as market housing.
 - 44% will be delivered as a range of affordable housing tenures, below the Core Strategy borough wide target of 50%.
 - 26% will be delivered as genuinely affordable housing (Social Rent/LAR).
 - The tenure split ratio of 59% genuinely affordable and 41% intermediate is below the target 70:30 split specified in the Core Strategy.

5.7 Affordable Housing Projects

- 5.7.1 In October 2023 Lewisham Homes, its staff and responsibilities transferred to the Council and a new Housing directorate was formed to manage 19,000 homes across the borough and provide support to the residents living in them.
- 5.7.2 The Planning Service has been directly involved in the delivery of affordable housing through: granting planning consents and Section 106 agreements, pre-application discussions and Design Review Panel meetings.

Site name	Social Rent/ London Affordable Rent	Affordable Rent	Intermediate
Deptford Landings, Oxestalls Road	105	0	35
Sun Wharf, Creekside	46	0	31
Former Ladywell Leisure Centre	40	0	62
Mayfields Hostel, 47 Burnt Ash Road	23	0	41
Apollo Business Centre (see also non-self-contained in section 10 below)	30	0	12
Fairlawn Primary School	12	0	0
	256	0	181

Table 15: Affordable Housing Approvals on Qualifying Sites during 2023-24

Social Rent/LAR	%	Affordable Rent	%	Intermediate	%	Market	%	Total on qualifying sites
256	26%	0	0%	181	18%	563	56%	1,000
Affordable housing (GLA and NPPF definition)						Market		
437						563		
44%						56%		
Genuinely Affordable Housing (Social Rent/ London Affordable Rent)			Other Affordable Housing (Affordable Rent/ Intermediate)			Market		
256			181			563		
26%			18%			56%		
Genuinely affordable: Intermediate ratio splits 59%: 41%.								

Table 16: Tenure Split for Housing Approvals on Qualifying Sites.

5.7.3 Progress has continued to be made on a range of sites that are currently partially completed or under construction. Together the sites will deliver a range of affordable housing tenures across the borough including at:

- Heathside and Lethbridge (Parkside) - Peabody, Phase 5 delivering 171 London Affordable Rent (73 more than approved at planning) and 113 private sale properties and Phase 6 delivering 106 private sale and 53 shared ownership homes.
- Excalibur – L&Q, Phase 3 is delivering 102 new homes replacing the post-war pre-fabricated buildings. These include 36 homes for social rent and 21 shared ownership homes. Work is continuing on a revised planning application for the final phases.
- The Peabody development at the former Tidemill School site, Frankham Street, Deptford, with 209 new homes consisting of 79 London Affordable Rent, 14 shared ownership and 51 private sale in phases 1 and 2 and a further 38 London Affordable Rent and 27 shared ownership in phase 3.
- Construction has started on the replacement of 39 over 55 dwellings at Bampton Estate.

5.7.4 The Council is also progressing a range of sites through the planning process, some of which are now consented:

- Planning consent was received for Ladywell Park Gardens in October 23, which will deliver 47 target rent units along with 55 shared ownership units.
- Planning consent was received for Mayfield in February 24, which will deliver 23 target rent units along with 41 shared ownership units.
- A planning application for Thomas Lane Yard was submitted in October 24, which will deliver 39 target rent units along with 74 shared ownership units.
- A planning application for Achilles Street is anticipated to be submitted in early 2025.
- The Council are also continuing to investigate the development potential for new social rented homes as infill housing to replace Council-owned under-utilised sites.

5.8 Non-Self-Contained Supply

5.8.1 During 2023-24, completions have resulted in a net loss of 4 non-self-contained units (without pro rata ratios applied), comprising:

- Loss of 1 existing home, converted into an 8 bed HMO/hostel accommodation at 87 George Lane.
- Loss of E floorspace, converted into 5 care home bedrooms at 77-81 Amersham Road.
- Loss of 7 care home bedrooms at 55 Manor Park, to provide 4 self-contained flats.
- Loss of 9 hostel rooms at 82 Pepys Road, to provide 4 self-contained flats.

5.8.2 There is currently significant interest in the provision of purpose built student accommodation within the borough from the development industry - but none have been completed during 2023-24.

5.8.3 Approvals during 2023-24 will result in a net gain of 866 non-self-contained units, comprising:

- 484 purpose built student accommodation bedrooms at Apollo Business Centre.
- 382 purpose built student accommodation bedrooms at Deptford Landings (Plot 5), of which 35% will be affordable.
- With a pro rata ratio of 2.5:1 applied, this equates to an additional 346 new homes on these two sites.

5.9 HMO Article 4 Direction

- 5.9.1 On 19 January 2024, an Article 4 Direction withdrawing permitted development rights for the change of use from C3 dwelling houses to C4 small HMOs for the remainder of the borough came into effect. This is in addition to the existing Article 4 Direction covering Lewisham's southern wards (Bellingham, Whitefoot and Downham and Grove Park) that has been in effect since March 2020.
- 5.9.2 Whilst an Article 4 Direction helps manage some of the negative and cumulative impacts of small HMOs on local neighbourhoods, issues surrounding some HMOs cannot be mitigated by planning alone. Article 4 Directions have formed part of a wider corporate response across the Council, including licensing, to help improve property standards for all Lewisham residents.

5.10 Self-Build and Custom Housebuilding

- 5.10.1 In line with the duty under the Self-Build and Custom Housebuilding Act 2015 and Custom Housebuilding (Register) Regulations 2016, the Council maintains a self-build register. It provides an indication of the demand for serviced plots for housing that is built or commissioned by individuals, or groups, for their own occupation.
- 5.10.2 As of 30th October 2024, 427 people or organisations have registered their interest on the Council's on-line registration form, including 33 people or organisations during the last self-build monitoring year (31st October 2023 and 30th October 2024).
- 5.10.3 During 2023-24 CIL exemptions for two self-build units were consented on two small sites.
- 5.10.4 The Council is also seeking to boost self-build provision by:
- Working with non-profit organisations such as the London Community Land Trust (CLT) and the Rural Urban Synthesis Society (RUSS) – the cooperatively built scheme, led by RUSS to provide 36 self-build homes at Church Grove has been completed during this monitoring year (2023-24).
 - Engaging with self-builders and small builders – the entrants on the register were invited to an event that was held in June 2024, showcasing suitable small sites owned by the Council for redevelopment.
- 5.10.5 Local authorities have three years in which to permission an equivalent number of self-build plots, as there are entries for that base period. For Lewisham, the number of self-build homes consented has been lower than those entering the register since November 2019. This demonstrates that Lewisham is not meeting local need for self-build homes. However, local demand may be exaggerated as entrants can be listed on multiple registers and entrants on the register may not be actively pursuing self-build projects.

5.11 Future Housing Supply

- 5.11.1 The latest housing trajectory (as at October 2024) has been considered during the Local Plan Hearing sessions that took place in June and July 2024. It can be found in Appendix 6 of the Local Plan.
- 5.11.2 It shows the future anticipated capacity of housing that is likely to be built on development sites over the lifetime of the new Local Plan. It provides a baseline supply of:

- 30,700 over the next 15 years (2025-26 to 2039-40).
- 35,305 new homes throughout the 20-year Plan period (2020-21 to 2039-40).

- 5.11.3 The updated housing trajectory provides an indication of the likely amount of development that will come forward, prepared on the basis of the best available information. Given the complexity of the development process which relies on many external factors that are beyond the control of the Council, (including delivery of development being led primarily by the private sector), the actual supply will likely differ to these long-term projections.
- 5.11.4 The Housing Delivery Test result published by Government in December 2023 showed that completions had dropped to 51% of the requirement and fell to 32% in the HDT result published in December 2024. One of the penalties for dropping below 85% is the need to apply a 20% buffer on top of their established housing requirement. The latest housing trajectory incorporates an uplift to meet the additional 20% buffer over the next five years.

5.12 Five-year Housing Supply

- 5.12.1 The latest housing trajectory, as at October 2024, demonstrates that there is a healthy pipeline supply (of sites above 0.25 hectares or above 25 units) that are anticipated to be delivered in the next five years, consisting of 9,489 new homes on 53 sites, including:
- 2,549 new homes (27%) on sites that have detailed planning consent and are under construction.
 - 2,134 new homes (22%) on sites that have detailed planning consent but are yet to start construction.
 - 860 new homes (9%) on sites with outline planning consent.
 - 1,588 new homes (17%) on sites that have a resolution to grant (subject to S106 agreement).
 - 2,188 new homes (23%) on sites with submitted applications and advanced pre-applications.
 - 170 new homes (2%) on a site with a masterplan.
- 5.12.2 Additionally, it is anticipated that windfalls will provide 1,895 on small sites during the next five years. Together they create a five-year supply of 11,384 new homes. When divided by the requirement of 2,278 p.a. there will be 5.00 deliverable years (rounded up), meeting the target.
- 5.12.3 The AMR will continue to monitor growth in the housing supply in the future as sites are redeveloped and the spatial strategy is replicated through housing delivery.
- 5.12.4 The Council will also continue to work with our development partners to increase housing delivery:
- by collaborating with landowners and developers in a positive and proactive manner to bring sites forward;
 - through continual monitoring in the AMRs;
 - taking predictive and preventative action in anticipation of future Housing Delivery Tests;
 - by catering for under-delivery from the last few years and promoting a suite of site allocations within the submitted Local Plan.

Delivery and Performance

6 Delivery and Performance

6.1 The Value of the Planning Service

- 6.1.1** This section of the AMR focusses on the value and performance of the Planning Service. In particular, it acknowledges the ways the Planning Service is enhancing the environment for local communities to live in through determining planning applications, defending and winning planning appeals, creating a strong local policy framework to guide planning and investment decisions and implementing enforcement actions to mitigate against unlawful developments.

Infrastructure Funding Statement

- 6.1.2** Annually, the Council is required to produce an Infrastructure Funding Statement (IFS) as required by Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019. The IFS for the year 2023-24 provides information on the funding generated by development within the borough.
- 6.1.3** For detailed information on the above please refer to the IFS for 23-24 which can be read by following this link: <https://lewisham.gov.uk/myservices/planning/policy/cil>

6.2 Local Plan

- 6.2.1** The Council has a suite of adopted Local Plan documents that make up a statutory development plan for the borough, together with the London Plan and Neighbourhood Plans and are used to determine planning applications and to guide investment decisions. These documents include the Lewisham Core Strategy (June 2011), Site Allocations Local Plan (June 2013), Lewisham Town Centre Local Plan (February 2014) and Development Management Local Plan (November 2014).
- 6.2.2** The Council is currently undertaking a review of its adopted plans to inform the preparation of a new Local Plan for the borough. The new Local Plan will set out a shared vision for the future of the borough along with the planning and investment framework to deliver this vision through to 2040. It is being prepared to ensure there is a clear framework in place to positively manage growth and new development in a way that respects the distinctive character and diversity of the Borough. It will help to ensure that investment decisions meet the aspirations of local communities and contribute to sustaining and creating inclusive, safe, healthy and liveable neighbourhoods.
- 6.2.3** The preparation of the Lewisham Local Plan has continued to progress through the monitoring year:
- The Proposed Submission document, and other supporting documents, were published for public consultation (Regulation 19 stage) from 1st March to 25th April 2023. Responses received during this consultation were considered by the Council and were used to inform the submission version of the Local Plan.
 - The Council has continued to prepare evidence base documents and engage with Council Members, community groups, special interest groups, delivery partners and statutory bodies; and has prepared numerous Statements of Common Ground.
 - The Council submitted the Local Plan and its accompanying documents to the Secretary of State for Levelling Up, Housing and Communities on 3rd November 2023.
 - In December 2023 the Secretary of State appointed two Inspectors from the Planning Inspectorate to carry out an Independent Examination.

- During spring and early summer 2024 the Council responded to the Matters, Issues and Questions (MIQs) and prepared Written Statements, in preparation for the Hearing Sessions.
- Subsequent stages of plan preparation will be detailed in the next version of the AMR 2024/25.

6.3 New Homes Bonus

- 6.3.1 The New Homes Bonus (NHB) is a grant paid annually by Government to Councils for increasing the growth in their Council Tax base housing stock by 0.4% over the previous year. Under the scheme, the Government matches the amount of extra Council Tax revenue raised for new-build homes, conversions and long term empty homes brought back into use. There is also extra payments for providing affordable homes of £350 per unit.
- 6.3.2 The Secretary of State announced that for 2024/25 the NHB would continue for one more year but without legacy payments. The final allocations for 2024/25 were published in December 2023.
- 6.3.3 The Council's NHB payment is approximately £1.99 million (in-year payment and no legacy payments from the previous years). **Chart 6** shows the amount of NHB received since it was introduced in 2011. Firstly, it shows that there has been diminishing payments each year, from a peak in 2017/18. This is because since 2020-21 legacy payments were no longer provided.

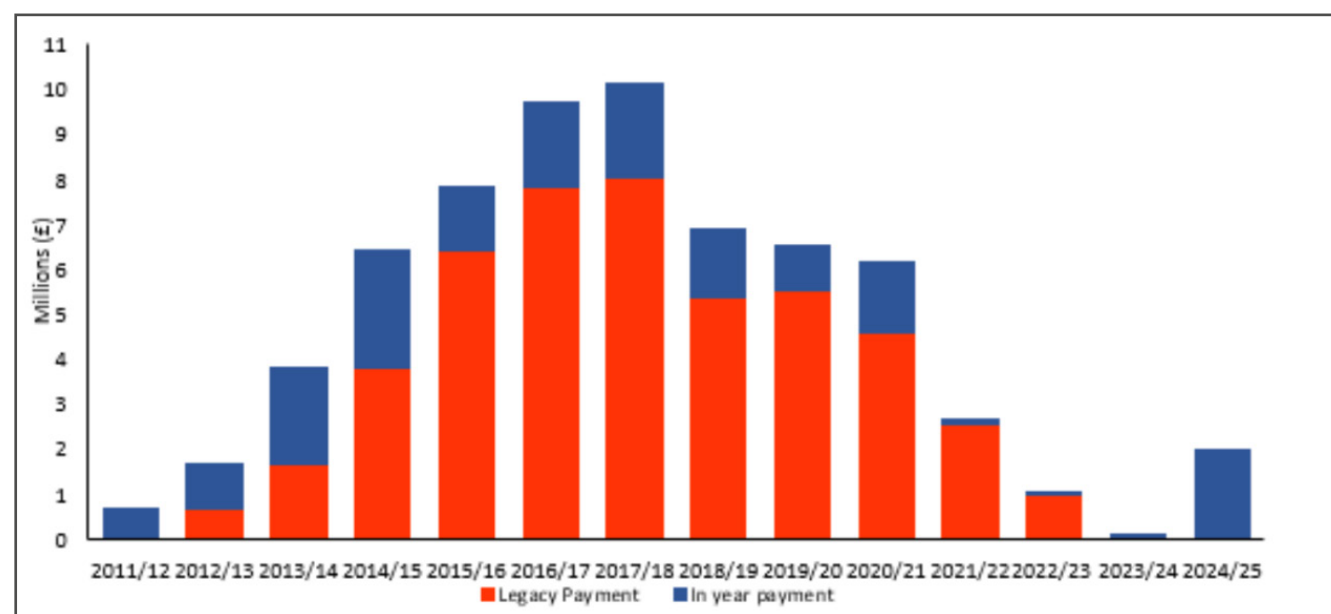


Chart 6: Total money recieved since 2015/16

6.4 Local Development Scheme

- 6.4.1 The LDS is subject to periodic review to ensure that the timetable for preparing the Local Plan remains up-to-date. A review of the adopted LDS took place in 2022 and was approved by a decision of Mayor and Cabinet on 7th December 2022. An update to the 2022 version has subsequently been prepared and is due to be considered by Mayor and Cabinet in January 2025.
- 6.4.2 The LDS is available to view on the Council's webpage here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/local-development-scheme>

6.5 Statement of Community Involvement (SCI)

- 6.5.1 The Statement of Community Involvement (SCI) sets out how the community can be involved with planning in the London Borough of Lewisham. It explains how the Council prepares and consults on the preparation of planning policies, supports neighbourhood planning and undertakes statutory consultation on planning applications. The SCI was originally adopted in 2006. In recent years Mayor and Cabinet have approved a number of updates to the SCI including in 2020 and 2021. A new SCI was approved by Mayor and Cabinet on 20th September 2023 and it supersedes all previous versions of the SCI.
- 6.5.2 Further information on the SCI is available on the Council's planning policy webpages here: <https://lewisham.gov.uk/myservices/planning/policy/adopted-local-plan/statement-of-communityinvolvement>

6.6 Duty to Co-operate

- 6.6.1 The Localism Act 2011 requires Local Planning Authorities (LPAs) to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area. The Duty to Co-operate came into effect in November 2011. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the AMR give details of what action has been taken during the monitoring year to satisfy the duty to co-operate.
- 6.6.2 In fulfilling its statutory Duty to Cooperate the Council has undertaken a considerable amount of engagement activity during 2023-24, as part of planning groups and forums on a London-wide basis, including attendance at the following meetings or virtual Teams meetings: All London Borough Planning Officer (ALBPO) meetings, SHLAA working group, Greater London Authority (GLA) meetings, London Waste Planning Forum and London Boroughs Neighbourhood Plans Group meetings.
- 6.6.3 The Council is proactively working on a sub-regional basis with neighbouring Local Authorities on cross-boundary planning and strategic issues. The Council organises and chairs a Planning Policy Group meeting of the South East London Planning Authorities, attended by the London Boroughs of Bexley, Bromley and Southwark and the Royal Borough of Greenwich. During the monitoring year, the group has attended a virtual meeting in June 2023.
- 6.6.4 The Council has also prepared and signed Statements of Common Ground with all four neighbouring London Boroughs in August and October 2023, as well as a range of other key stakeholders, and submitted these for consideration prior to and during the Local Plan Hearing sessions.

- 6.6.5 During the monitoring year, a variety of consultation activities with statutory bodies took place during March and April 2023, as part of the Local Plan’s regulation 19 consultation. Since then, the Council published a Consultation Statement in November 2023, when submitting the Local Plan to the Secretary of State. It outlines how the Regulation 18 and 19 consultation events were conducted, who responded at each stage and the main issues raised.
- 6.6.6 The Council prepared a Duty to Cooperate Statement in September 2022 and updated it in November 2023, when submitting the Local Plan to the Secretary of State. It provides a full account of the duty to cooperate activities that have taken place throughout the preparation of the Local Plan to-date, with a commentary on how the Council has been co-operating on a range of strategic matters.

6.7 Planning Applications

- 6.7.1 The Planning Service remains busy processing and determining planning applications on a daily basis. We received a total of 3,746 planning applications (including pre-applications) and 657 tree applications during 2023-24, although some were invalid or have since been closed or withdrawn.
- 6.7.2 **Chart 7** shows the number of applications that have been determined during 2023-24. 1,459 relate to full or outline planning applications, followed by 657 tree applications and 31 advertisements applications. In addition to the applications shown in **Chart 7**, 522 approval of details (AOD), 96 non-material amendments (NMA), 481 lawful development certificates and 61 prior approvals were determined. The total of 3,307 applications determined during 2023-24 is 384 less than the 3,691 determined in the previous monitoring year.
- 6.7.3 20 (1%) were major applications and 622 (19%) were minor applications, with the remaining 80% being a mix of householder, other and lawful development certificate applications.
- 6.7.4 **Chart 8** shows that performance in determining applications has fluctuated since 2003-04 but over the last few years’ performance has remained strong.
- 6.7.5 During 2023-24 all performance targets have been exceeded:
 - 95% of majors were determined within 13 weeks against a target of 80%,
 - 92% of minors were determined within 8 weeks against a target of 80% and
 - 93% of other applications were determined within 8 weeks against a target of 85%.

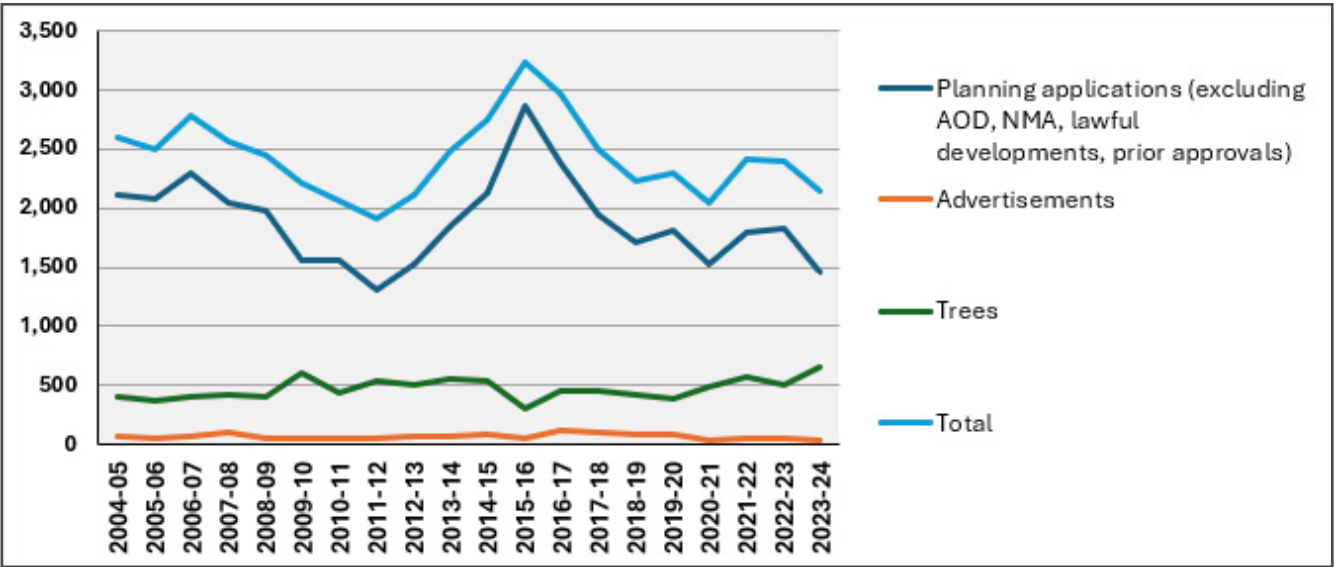


Chart 7: Applications Decisions Made Since 2004-05

Source: LB Lewisham

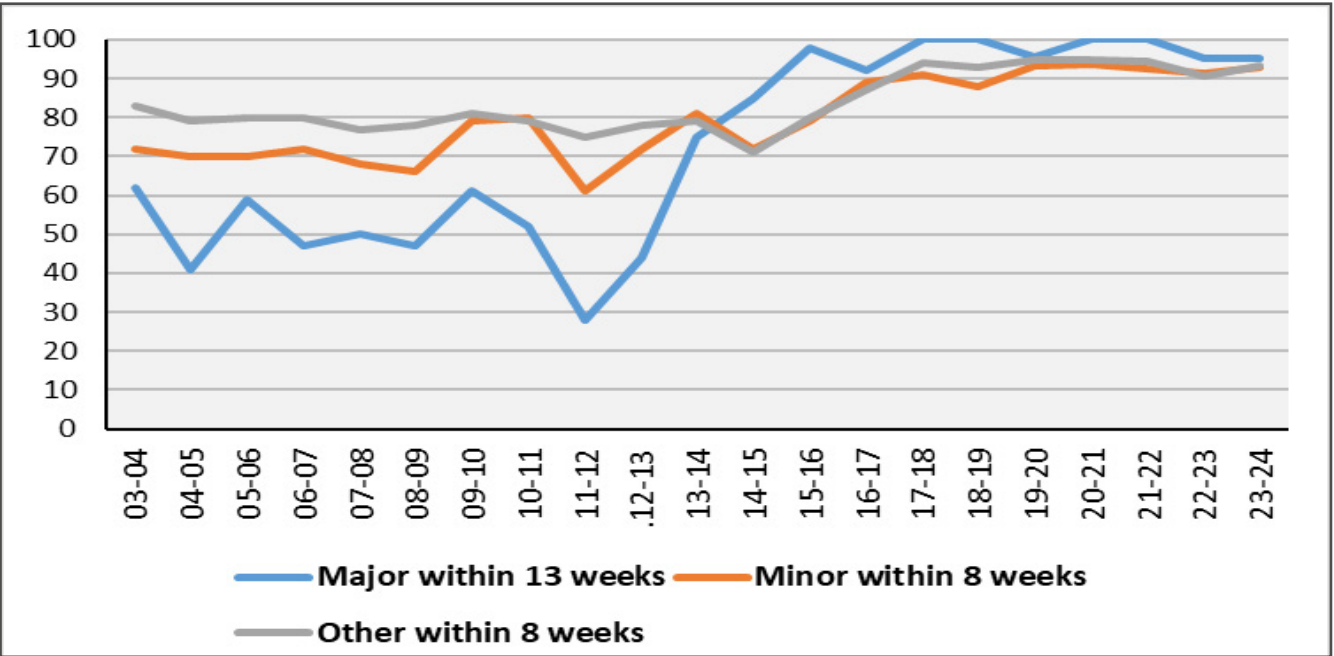


Chart 8: Percentage of Applications Determined Within Target Timescales Since 2003-04

Source: LB Lewisham

6.8 Appeals

6.8.1 Appeal decisions provide an indication of the quality and robustness of the planning policies and planning decisions made by the Council. If large numbers of appeals are being allowed, planning policies may need to be reviewed. The number of appeals determined during 2023-24 was 98, of which 63% were dismissed. **Chart 9** shows the outcome of the appeals each year, since 2016. It shows that the number of appeals dismissed and allowed each year fluctuates, although the number of appeals that were allowed during 2023-24 is lower than previous years 2016/17 – 2019/20. It is also evident that the number of appeals that have been dismissed has been consistently higher than the number of appeals that have been allowed.

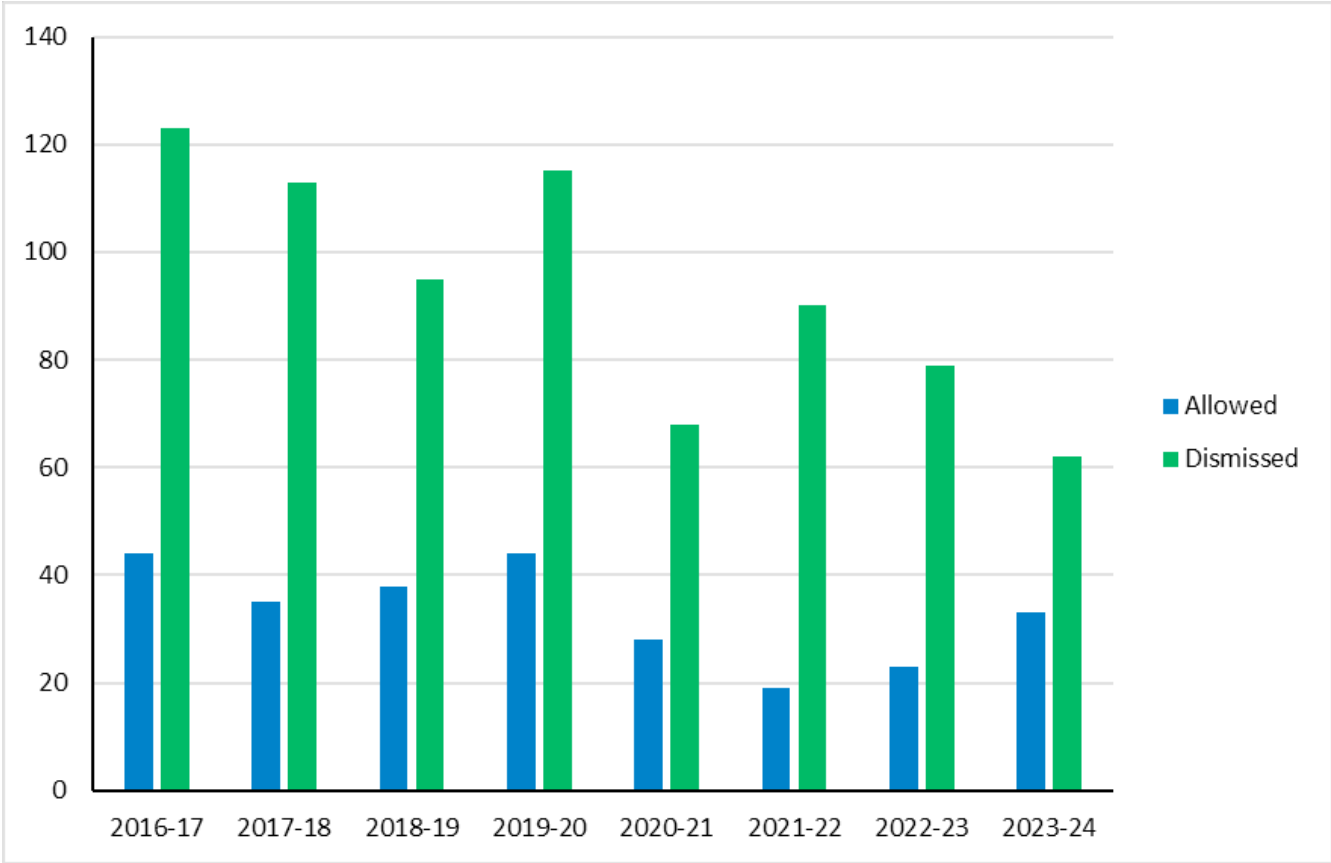


Chart 9: Appeals Performance since 2016
Source: LB Lewisham

6.9 Enforcement

6.9.1 The Council has powers to take formal enforcement action where development takes place either; without the appropriate planning permission, contrary to a planning condition, or for various other breaches of planning regulation. Enforcement cases are investigated on the basis of a priority system which seeks to prioritise the protection of heritage assets (Listed Buildings) and Conservation Areas as well as protecting residential amenity from development which; results in statutory nuisance, loss of privacy, sub-standard living conditions, incongruent and visually harmful changes to the street scene, and a host of other reasons.

Period	Oct. 2019 – Oct. 2020	Oct. 2020 – Oct. 2021	Oct. 2021 – Oct. 2022	Oct 2022- Oct 2023	Oct 2023 - 2024
No. Notices Served	2	9	56	59	48

Table 17: Notices Served 2019-2023
Source: LB Lewisham

6.9.2 The Planning Enforcement team has continued to maintain and build on its much-improved output after the restructuring of the team under new management. **Table 17** shows that the number of notices served have remained far higher than before the restructure and have levelled out to a total of 48 in the last year. As the team has continued to consistently serve notices and close cases, focus has shifted to prosecution and legal action based upon the Notices served. Prior to the restructure, prosecution was very rarely undertaken, with only a few instances in the last 8-12 years. However, since the restructure, the Planning Enforcement team is now regularly undertaking prosecution action on the most egregious of breaches, with 19 prosecutions commenced in the last 18 months and 7 successful convictions so far; a success rate of 100%. The team plans to continue undertaking prosecution action, where appropriate, and also pursuing Proceeds of Crime to act as a further deterrent.

**Prepared by
Strategic Planning Team
London Borough of Lewisham
Laurence House
Catford Road
Catford
SE6 4RU**

E-mail: planning.policy@lewisham.gov.uk

