



Authority Monitoring Report 2024-25

Lewisham Planning Service

March 2026



CONTENTS

Overview	2
Key Facts	3
1 INTRODUCTION	4
Content	5
Parameters	5
Borough context	6
Challenges and opportunities	6
Adopted Local Plan	7
2 HIGH QUALITY DESIGN AND HERITAGE	8
Design Review Panel	9
Density	10
Tall buildings.....	11
Design awards.....	12
Heritage.....	13
Conservation Area Appraisals	14
Areas of Special Local Character (ASLCs).....	14
3 HOUSING	15
Housing completions	16
Housing approvals.....	16
Distribution of competed housing	17
Housing size mix	18
Past delivery	19
Housing Delivery Test (HDT).....	19
Future supply.....	19
Affordable housing.....	20
Small sites	22
Self-build and custom housebuilding	23
Non-conventional housing	24
Gypsy and Traveller accommodation	25
4 ECONOMY	26
Employment land.....	27
Non-residential completions	27

Non-residential approvals.....	27
5 INFRASTRUCTURE.....	31
Social infrastructure.....	32
Green infrastructure	34
Trees	34
Green projects.....	34
Nature conservation	36
Biodiversity Net Gain (BNG).....	36
6 SUSTAINABLE DESIGN.....	38
Climate resilience	39
Carbon emissions.....	39
Air quality.....	39
7 TRANSPORT AND CONNECTIVITY	41
Public transport accessibility	42
Strategic transport infrastructure	42
8 NEIGHBOURHOODS AND PLACES	45
Growth across the borough	46
Growth by character area during 2024-25.....	46
Growth by character area since 2020.....	47
Neighbourhood plans	48
9 DELIVERY AND PERFORMANCE	49
Planning applications	50
Appeals	50
Enforcement.....	51
Infrastructure Funding Statement (IFS)	51
Duty-to-cooperate.....	51
APPENDIX 1:	
PARAMETERS AND LIMITATIONS	52
Parameters.....	53

(Front Cover Image: Heathside and Lethbridge)

Overview

The AMR provides an assessment of planning and development activity in the London Borough of Lewisham. It focuses primarily on **completed major developments (10+ residential units)** within the monitoring period **1 April 2024 – 31 March 2025**.

It introduces a new monitoring framework covering **8** themes and **31** Local Performance Indicators (LPIs), to determine how well development in 2024-25 is performing against the policies in the **newly adopted Local Plan (July 2025)**.

This first, new style AMR also sets out data limitations, where LPIs are new and where trends are not yet established, especially in relation to biodiversity and climate resilience. This does not mean that development are not policy compliant, merely that monitoring of these themes is incomplete.

Table 1 offers a summary of the 31 LPI that have been assessed, with:

- green showing the target has been met or exceeded
- pink showing the target has not been met
- yellow showing no, anticipated or uncertain change.

The **majority** of the LPI **targets** have been **met or exceeded**. **Table 1** demonstrates positive outcomes and strong policy compliance for themes such as design quality and density, heritage and environmental protection and infrastructure provision, with no net loss of designated heritage assets, open space or biodiversity sites and significant investment in cultural, community and green infrastructure.

Housing delivery is also positive, with completions significantly exceeding the London Plan annual target and placing Lewisham among one of the top-performing London boroughs for 2024-25. Furthermore, the completed major developments are aligned well with the spatial strategy, with a focus in Lewisham town centre and other well-connected locations. However, a number of challenges are also acknowledged such as viability issues, stalled sites and a lack of starts on sites. Despite having a substantial pipeline of consented development, these challenges will have an impact on future delivery.

Table 1 also identifies where performance remains below target and below policy aspirations, notably affordable housing delivery, tenure split, housing size mix and under-delivery of small sites.

LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Density	Tall buildings	Heritage assets	Housing delivery	Small housing sites	Affordable housing	Genuinely affordable	Affordable contributions	Housing size mix	Student accommodation	Non-conventional housing	HMOs	Gypsy and Traveller	Industrial land	Workspace	Affordable workspace	Town centre floorspace	Cultural infrastructure	Community infrastructure	Designated open space	Biodiversity	Biodiversity net gain	Urban greening	Recreation / open space	Carbon emissions	Carbon offsetting	Air quality	Strategic infrastructure	Car free developments	Planning obligations	Allocated sites

Table 1: Overview of LPI targets

Key Facts

Some of the most pertinent facts arising from each section of the AMR are listed below.

1 Introduction:

- the new Lewisham Local Plan was adopted in July 2025
- challenges affecting the development industry have affected housing delivery in the past and will continue to do so in the future

2 High quality design:

- **10** tall buildings (10+ storeys) were completed across **5** major developments, with **67%** located within Lewisham town centre tall buildings suitability zone
- no net loss of designated heritage assets

3 Housing:

- **2,474** net residential units were completed during 2024/25, consisting of:
- **2,309 (93%)** units on **15** major developments (10+ units)
- **165 (7%)** units on **81** small developments (2 to 9 units) and householder developments (1 unit)
- completed major developments align well with the spatial strategy
- completions exceed the **1,667** London Plan annual target by **807** units
- Of the 2,474 units completed on major, small and householder sites, at least **7%** are genuinely affordable housing
- **23%** of completions on qualifying major developments (sites with 10+ units) are affordable housing units, of which **7%** are genuinely affordable

4 Economy:

- completed major developments delivered a net gain of **13,831m²** of non-residential floorspace, largely concentrated in major centres

5 Infrastructure:

- **7** completed major developments delivered new or enhanced openspace and recreational infrastructure
- **3** completed major developments provided new cultural or community facilities

6 Sustainable design:

- completed major developments achieved carbon emission reductions of between **35%** and **89%** and **5** schemes delivered net-zero carbon on-site

7 Transport:

- **10** completed major developments (**67%**) were car-free or predominantly car-free, with the strongest compliance in areas of PTAL 4–6

8 Neighbourhoods and places:

The completed homes are not distributed equally throughout the borough as:

- **49%** were delivered in the Central area
- **22%** in the North area
- **20%** in the East area
- **5%** in the South area
- **3%** in the West area
- rather, their distribution reflects the Local Plan's spatial strategy, with growth focussed in the Central and North areas and much lower delivery in others

9 Delivery and performance:

- the Planning Service determined **2,901** applications, meeting or exceeding all statutory performance targets, including **100%** of major applications determined within **13 weeks**

The AMR offers solid evidence of recent progress against LPI targets and compliance against a number of Local Plan policies; and also gives a clear direction for targeted monitoring action in future AMRs.

1 INTRODUCTION



This is Lewisham's 21st Authority Monitoring Report (AMR). It sets out key information about the operation of the Planning System in the London Borough of Lewisham.

Content

The AMR focuses on the planning and development activities that have occurred between **1 April 2024** and **31 March 2025**, although those that have occurred after the monitoring period are also mentioned where it is considered useful in aiding understanding of the current position - see number 2 in Appendix 1 for more details.

With the adoption of the Local Plan in July 2025, it is an opportune moment to prepare a new style AMR – one that focusses on the monitoring framework in Table 19.1 of the Local Plan, that covers **8** themes and **31** Local Performance Indicators (LPIs).

Within this report, each LPI has its own table, where the results column summarises the monitoring findings from 2024-25. It is also colour coded so that it is easy to see whether the LPI target:

- has been met or exceeded (coloured green)
- has no change or uncertain change (coloured yellow)
- has not been met (coloured red)
- has not been measured (coloured blue)

The last two columns provide an overview as to whether the policies in the Local Plan are being implemented. It also assesses the current year's data against previous years' data to highlight any trends that may be occurring over time. This is shown as:

-  situation is getting better
-  situation is getting worse
- = little or no change, or trend is unknown / not been measured.

To supplement the LPI tables, we have included a range of pertinent information, tables, charts, photos, maps and explanatory text above each LPI table, to provide a more in-depth analysis where needed. We also provide details of other pro-active projects (such as protecting and enhancing heritage assets) that are being implemented by the

Planning Service or across the Council, focussing on projects where progress has been made during 2024-25.

Where monitoring indicates that the target is not being met, or where trends are getting worse, the AMR identifies additional monitoring or actions that we can carry out, either within the Planning Service or within other Council teams, to ensure that compliance with planning policy and the spatial strategy improves in the future.

In particular, the monitoring in this report will assess:

- the amount, type, distribution and key trends associated with development during 2024-25
- the impact of new development on the supply of housing, non-residential floorspace and infrastructure as well as improving sustainable design, connectivity and creating sustainable places
- changes taking place on designated sites including heritage assets, open spaces, biodiversity, town centres and industrial land
- whether the delivery of major developments is consistent with the Local Plan through the adherence to planning policies and the delivery of the spatial strategy, character areas and anticipated housing supply in Appendix 6 Housing Trajectory
- the performance of the Planning Service including planning applications, appeals, enforcement, duty-to-cooperate and plan-making duties.

Parameters

A number of parameters govern the content of the AMR, based primarily on the availability of data, as detailed in Appendix 1. Results for each LPI generally focus on major developments (**10 or more residential units**) completed during 2024-25. As we are transitioning from one style of AMR to a new one, and starting to report on the new LPIs ahead of the 2025/26 reporting year, some monitoring results are not available in this interim AMR. However, this approach allows key gaps in monitoring to be identified and addressed in advance of the formal implementation of the new LPIs in AMR 2025/26.

We will be aligning our monitoring processes so that we are more able to fully report on LPIs in future AMRs.

Borough context

The London Borough of Lewisham is located to the south-east of central London and covers a land area of around **3,515** hectares, and an estimated population of **306,950** people in 2020. 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.

Map 1 highlights the neighbourhoods and key railway stations within the borough of Lewisham.



Map 1: Lewisham borough map

Challenges and opportunities

The AMR is set within the context of a development industry that is facing several significant challenges, which in turn is impacting on the timely delivery of new development. We have a substantial pipeline of consented schemes, and significant completions this year, but aggregated delivery rates have remained well below the borough's housing requirements since 2020. The causes of delay are complex, with many sites having the potential to be impacted by multiple issues, some of which may be challenging to fully anticipate or assess for risk. An overview of the reasons are set out below:

National and regional challenges

- impact of the global pandemic
- changes to Building Regulations, in particular in relation to fire safety

Broader economic and policy challenges

- high interest rates and issues of development viability
- frequent policy changes at the national level
- planning process delays, e.g. protracted pre-application discussions and the time it takes to negotiate and sign Section 106 agreements

Development industry practices

- consented schemes being resubmitted with Section 73 applications
- switching residential products, often from residential to PBSA
- complex systems of procurement adding costs to construction

Infrastructure and external factors

- lack of investment in supporting infrastructure in London
- extraordinary unforeseen issues

Local challenges specific to Lewisham

- build-out of consented schemes – the Lewisham experience
- diversity of housing supply
- unengaged developers
- changes in viability
- overpayment for development sites
- specific un-started and stalled sites
- protracted timescales when delivering phased sites

Adopted Local Plan

Since April 2024 we have carried out plan preparation activities, which have led to the adoption of the Local Plan in July 2025, including:

- preparing responses to **23** MIQs in April 2024
- preparing **24** written statements during May and June 2024
- liaising with the Programme Officer
- preparing **37** Statements of Common Ground (SOCG) with neighbouring London Boroughs, key stakeholders and developers between August 2023 and May 2024
- participating alongside **22** participants in the Examination in Public Hearing sessions over **12 days** during June and July 2024
- responding to **219** post Hearing actions between August and November 2024
- receiving the Inspectors' post Hearing letter in November 2024
- preparing **334** main modifications, **74** additional modifications and **11** policies map changes
- consulting on the modifications between 13 February and 26 March 2025, with **90** individual responses received from **22** respondents
- receiving the Inspectors' Report in June 2025
- preparing reports at modifications and adoption stage for Mayor and Cabinet and Full Council, with meetings held in January, February and July 2025

Since adoption we have prepared a desk top published version of the Local Plan:

[Lewisham Council - Adoption of the Lewisham Local Plan July 2025](#)

and an interactive version of the Policies Map:

<https://lbi.dynamicmaps.co.uk/MapThatWeb/Default.aspx>

This is a significant achievement – we are **1 of 3** London Boroughs to adopt a Local Plan during 2025 and form part of the **29%** of Local Planning Authorities in England that have an up-to-date Local Plan.

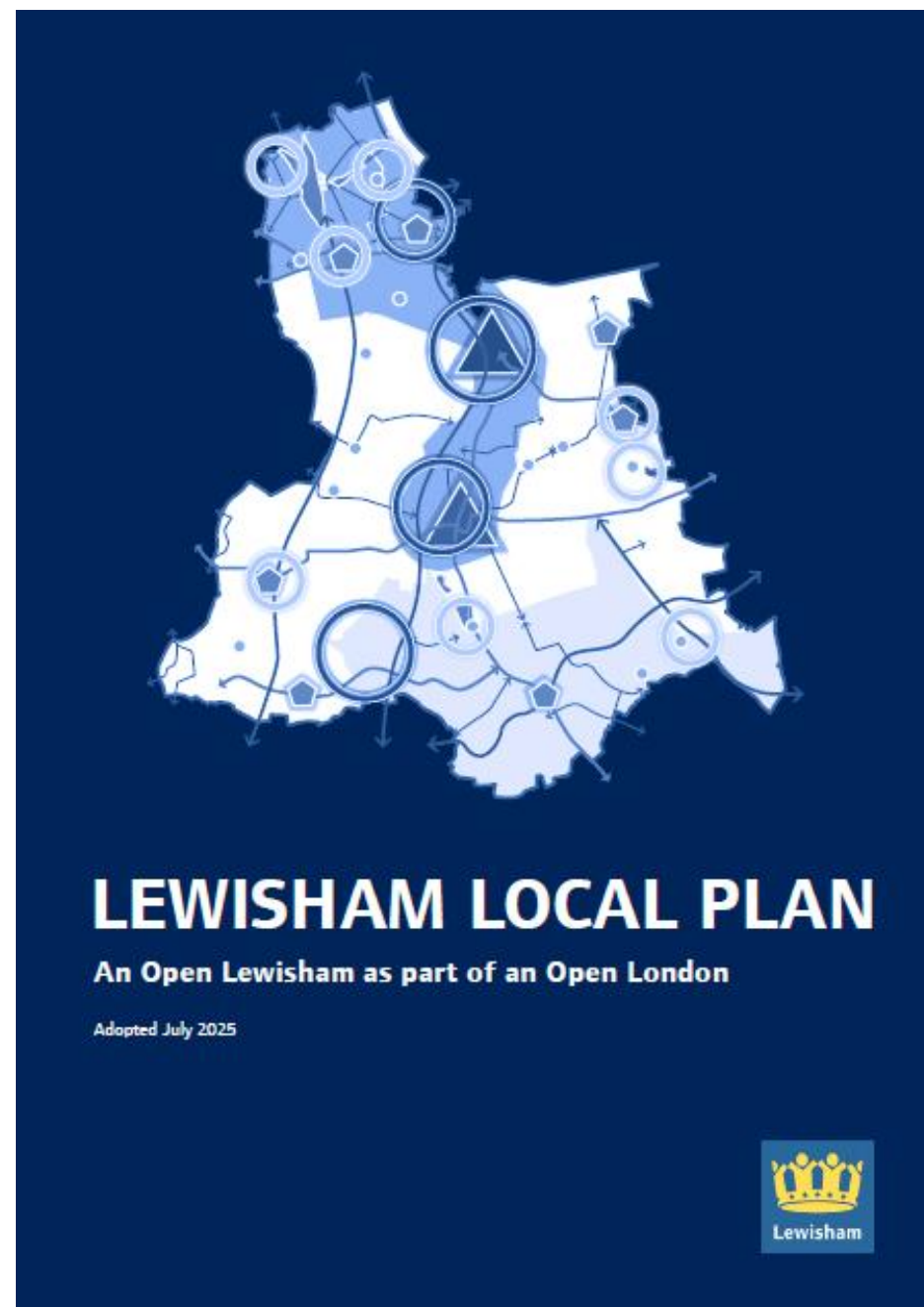


Image 1: Front Cover of the adopted Lewisham Local Plan

2 HIGH QUALITY DESIGN AND HERITAGE



This section monitors the implementation of Local Plan **strategic objective F: Celebrating our local identity** and focuses on **policies QD4, QD6 and HE2**. It provides an overview of our design and heritage work and covers LPIs relating to density, tall buildings and designated heritage assets.

Design Review Panel

Lewisham's refreshed Design Review Panel (DRP) continues to play a key advisory role in securing high-quality, sustainable design across major development proposals in the borough. Now comprising **37** multidisciplinary experts and co-chaired by Dominique Oliver, Graciela Moreno and Hilary Satchwell, the panel provides early, independent design advice at pre-application and application stages, helping developers to address issues pro-actively and to strengthen design outcomes. Through monthly reviews, site visits and structured reporting, the panel supports the delivery of well-designed buildings and public spaces, offering informed scrutiny aligned with planning policy while maintaining its advisory, non-decision-making role.

Table 2 provides a summary of the **12** major development proposals considered by DRP during 2024-25.

Site name	Description of major development proposal
Blackheath Station car park	2 nd review - a mixed-use redevelopment proposing housing, commercial floorspace and a new market square, with the review focusing on parking, neighbouring amenity and architectural quality.
Evelyn Court & Parker House	A mixed-use redevelopment combining residential homes with commercial/light industrial floorspace on a Local Strategic Industrial Site, featuring a joint masterplan across both plots.
Achilles Street Estate	2 nd review - an estate regeneration scheme with significant tall-building elements, with the review focusing on massing, microclimate impacts, and ground-level interfaces.

Lewisham College (Joint DRP with Greenwich)	A redevelopment introducing a substantial residential element, with the review focusing on flood mitigation, sustainability ambition and a distinctive architectural approach.
Lewisham Retail Park	A mixed-use redevelopment, with the review focusing on massing, layout and design quality.
Catford Police Station	1 st review - a residential redevelopment of the former police station, with the review focusing on the locally listed building and developing a masterplan sensitive to surrounding heritage and scale. 2 nd review - focusing on heritage impacts, scale, and appropriateness of additions to the retained building.
Lewisham Shopping Centre	3 rd review - an evolving large-scale masterplan involving the redevelopment of Lewisham Shopping Centre, including the provision of up to c.1,700 homes, student housing, co-living units, community and town-centre uses, with the review focusing on refinements to massing, public realm and masterplan development across multiple plots. 4 th review - focusing on form, height, massing and phasing. 5 th review - focusing on refinement of plots N1 and N2, including housing, student accommodation and extensive town-centre uses. Workshop - a design-code session establishing clear coding requirements, separation of mandatory versus guidance elements and the need for concise, legible, cross-referenced design codes. Plot N2 - a detailed plot-level review of a two-block building (9 and 14 storeys) delivering approximately 16,000m ² of homes and retail as part of the wider masterplan.

Table 2: Applications considered by DRP during 2024-25

Density

The densities of major developments completed during 2024-25 are listed in Table 3. The densities in Table 3 have been measured against the following target densities:

- **145** dwellings per hectare (dph) in urban, poor PTAL 2 and 3 areas
- **225** dph in urban, good PTAL 4 - 6 areas
- **405** dph in Lewisham town centre, good PTAL 4 – 6 areas

Overall higher densities are located in areas of good accessibility. On average, major developments in low PTAL 2-3 areas have **285** dph compared to **372** dph for those in high PTAL 4-6 areas. Furthermore, **11 of the 15** major developments have densities above their corresponding target.

Some are significantly above target (above 600dph). However, * identifies densities for specific phases, which skews the densities upwards and therefore does not provide a true reflection of the density across the whole development site. See point 5 in Appendix 1 for more details.

Densities below target, shown as pink in **Table 3**, at Farmstead, Lee High Road and Regent House are due to a combination of being located outside of appropriate locations for tall buildings, modest scale of development (all below 35 units), surrounding character, the need for family sized housing and the re-use of an existing building.

Conington Road's density is lower than the very high target density of 405 dph but nevertheless contains a tall building of 35 storeys and is in keeping with it's Lewisham town centre location and existing setting.

Major development	PTAL score	Character	Density (dwellings per hectare)
56–60 Farmstead Road	2	Urban	62
Neptune Wharf	2	Urban	175
Excalibur Estate Phase 1c	2	Urban	182
Land at WalDRAM Crescent	3	Urban	200
9–19 Rushey Green	3	Urban	281
28 Arklow Road	3	Urban	467
Deptford Landings (Plot 4)	3	Urban	*628
Heathside and Lethbridge (Ph 5+6)	4	Urban	*663
152A Lee High Road	5	Urban	142
Regent House & 291–307 Kirkdale	5	Urban	146
Shaftesbury Christian Centre	5	Urban	330
1 Silver Road	6b	Urban	288
209 Conington Road	6a	Central	373
333–337 New Cross Road (PBSA)	6a	Urban	357
Lewisham Gateway Phase 2	6b	Central	*727

Table 3: Densities of major completed developments

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
High quality design						
LPI1	Density of housing	Densities of major developments being delivered	Policy QD6 A and B • Delivery of higher density developments in places that are, or are planned to be, well connected by public transport (PTAL 4 and above).	See Table 3. Densities range from 62 to 727 dph.	= New indicator so trend is unknown. See App 1, point 9	In general, the densities on completed major developments are appropriate and consistent with Policy QD6 and the spatial strategy, which focusses higher density developments in areas of good accessibility (PTAL 4-6).

Tall buildings

We are seeking to manage the height of tall buildings and minimise the impact on townscape across the borough. **10** tall buildings (above 10 storeys) have been completed on 5 major developments, of which:

- **7** are within the tall building suitability zone at Lewisham town centre – at Lewisham Gateway, Conington Road and Silver Road
- **1** is within the tall building suitability zone at Deptford/North Deptford – at Neptune Wharf
- **2** are located outside of the tall building suitability zones – at Heathside and Lethbridge estate regeneration site

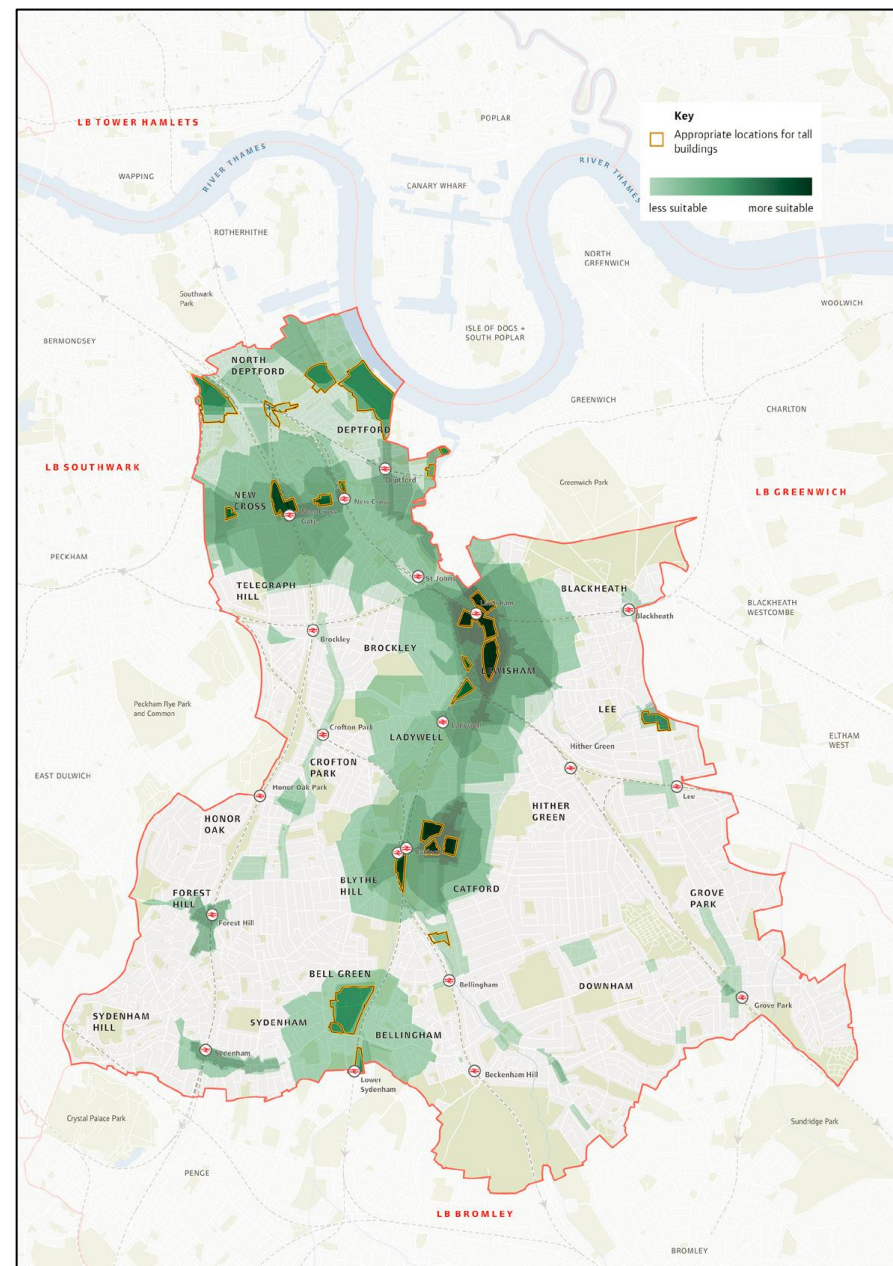
The results from **Table 4** show that the majority of the tall buildings continue to be clustered within Lewisham town centre, and specifically close to the railway station, where accessibility is excellent (PTAL 6).

The exceptions are:

- Heathside and Lethbridge - located outside of appropriate locations for tall buildings but is an estate regeneration scheme that is making more efficient use of land in order to provide an uplift in the number of affordable homes and was approved in 2019, prior to the adoption of the Local Plan.
- Neptune Wharf - in a poor PTAL 2 location but is located within a tall building suitability zone and is a Mixed Use Employment Location that is seeking to transform into a new sustainable community. The site is located in the New Cross/Lewisham/Catford Opportunity Area and is subject to significant transport improvements.

Tall building suitability zone (Map 2)	Major development	PTAL score	Tall buildings (storeys)
North Deptford	Neptune Wharf	2	12
Lewisham Town Centre	Lewisham Gateway Phase 2	6b	10, 13, 20, 28
	209 Conington Road	6a	14, 35
	1 Silver Road	6b	15
Outside zones	Heathside & Lethbridge Phases 5 and 6	4	12, 17

Table 4: Tall buildings delivered in 2024-25



Map 2: Tall building suitability zones

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
High quality design						
LPI2	Tall buildings	Number of tall buildings being delivered by number of storeys Proportion of tall buildings within each Tall Buildings Suitability Zone.	Policy QD4 B Tall Building Suitability thresholds (storeys): •25 - 48 in Deptford/North Deptford, •16 - 35 in Lewisham Town Centre, •12 - 20 in Catford, •20 - 30 in Deptford Creekside, •10 - 15 in New Cross and New Cross Gate, •10 - 12 in Bellingham and Lee Green, •12 - 16 in Lower Sydenham/Bell Green.	See Table 4. A total of 10 buildings exceed 10 storeys. 67% of the tall buildings are located in Lewisham Tall Building Suitability Zone, 11% in the Deptford/North Deptford zone and 22% are located outside the zones. 76% of completed homes were on developments which contain at least 1 tall building (10+ storeys).	↑	The tall buildings are either located in tall building suitability zones and comply with their height parameters, or are located in good accessibility areas (PTAL 4). This is consistent with the plan-led approach that directs taller development to growth nodes and other appropriate parts of the borough and complies strongly with Policy QD4. The focus of completed tall buildings within 24/25 is within Lewisham town centre, where a number of tall buildings have been built in previous years, continuing the trend.

Design awards

Lewisham continues to be held in high regard for the quality of developments being built in the borough. **Table 5** lists the developments that have been recognised for their exceptional design quality through a variety of design awards in 2024-25.

Development	Award	Prize
Citizens House	Planning for Affordable Housing	Winner
	RIBA Awards	Winner
Cockpit Arts	RIBA Awards	Shortlisted
New Bermondsey	Planning permission of the Year	Shortlisted
Axion House	Best Large Development, First Time Buyer Awards	Winner
	Best Starter Home Scheme, What House Awards	Winner
	Best New Place to Live, Building London Planning Awards	Highly commended

Table 5: Design awards



Photo 1: Axion House, Silver Road, Photo 2: Citizens House (credit French+Tye)

Heritage

Lewisham has a rich and diverse heritage of buildings, including:

374 entries on the statutory list of buildings of special architectural or historic interest

3 registered parks and gardens

1 scheduled monument

29 conservation areas

370 entries on the list of locally listed buildings

12 areas of special character

Since April 2024 we have carried out a range of pro-active conservation work:

Heritage at Risk Register 2025: Repair works were completed at St Margaret's Old Churchyard, Lee in February 2025, enabling Historic England to remove **6** tombs from the Heritage at Risk Register and reduce risk levels for 4 others. 1 further tomb was added to the programme with joint funding from the Church and the Blackheath Society. Ladywell Coroner's Court has been added to the Register.



Photos 3: St Margaret's Old Churchyard, Photo 4: Ladywell Coroners Court

Lewisham Clock Tower (Listed): Lewisham Clock Tower restoration is part of the Lewisham Town Centre refurbishment, funded by the Government's Levelling Up Fund. The listed tower's historic character and functionality is being restored, including fixing its clock mechanism, with work programmed for 2026.

Catford House - Former Catford Constitutional Club (Locally Listed): The Council appointed Turner Works and Hayatsu Architects to reimagine the use of Catford's oldest building. The locally listed Victorian building and adjoining Georgian house (part of the original farm dating from 1736), has now been refurbished and is now in use as a pub with space for arts, performance or music activities.

Ladywell Play Tower: Mayor & Cabinet approved withdrawal from the previous restoration project agreement in October 2025. A new partner will be sought through an expressions-of-interest process in spring 2026, with shortlisted bidders developing proposals in summer 2026 ahead of public consultation and evaluation. A preferred partner is expected to be approved in autumn/winter 2026. Planning and on-site works are anticipated from February 2027.



Photos 5: Lewisham Clock Tower, Image 2: Catford Constitutional Club

Conservation Area Appraisals

Using Government (MHCLG) funding, we commissioned Place Services (Essex County Council) to review and prepare appraisals for 14 out of the 29 Conservation Areas. They commenced work in April 2025.

Appraisals are being prepared for:

- Beckenham Place Park
- Brookmill Road
- Cobbs Corner
- Deptford Town Hall
- Jews Walk
- Halifax Street
- Mercia Grove
- Perry Fields
- St Stephen's
- St John's
- Somerset Gardens
- Stanstead Grove
- Sydenham Park
- Sydenham Hill/Kirkdale

It is anticipated that following public consultation, the Conservation Area Appraisals and Article 4 Directions will be adopted in Spring 2027.

Areas of Special Local Character (ASLCs)

12 ASLCs identified in 2014 are progressing toward formal appraisal and adoption. Statements of Significance are being prepared in batches:

- the first 6 areas at Sydenham and Forest Hill were approved in June 2025
- a 2nd group at Lee, Lewisham and Bellingham are scheduled for approval in Spring 2026
- the 3rd group at Manor Park and Dermody Gardens will proceed to consultation in late 2026

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Heritage						
LPI3	Designated heritage assets	Net change in designated heritage assets including World Heritage Site, Conservations Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and London Squares	Policy HE2 • No net loss of designated heritage assets, other than those that meet policy HE2 criteria.	No net loss of designated heritage assets from major developments.	↑	Overall, pro-active conservation work is focussing on enhancing the condition of Lewisham's heritage assets, especially listed buildings, locally listed buildings, those on the Heritage at Risk Register, Conservation Areas and Areas of Special Local Character, in line with Policy HE2, and continuing the positive trend from previous years.

3 HOUSING



This section monitors the implementation of Local Plan **strategic objective B: Housing tailored to the community with genuinely affordable homes** and focuses on **policies HO1, HO2, HO3, HO6, HO7 and HO8**. It provides an overview of the residential development completed during 2024-25 and covers LPIs relating to housing delivery, housing size mix, affordable housing, small housing sites and non-conventional housing.

Housing completions

During 2024-25, we have continued our commitment to addressing the housing crisis by supporting the planning, development and completion of residential units across the borough. **2,474** * residential units were completed in 2024-25, and were delivered on a range of sites (**see Map 3**) including:

- **2,309 (93%)** units on **15** major developments (10+ units)
- **165 (7%)** units on **81** small developments (2 to 9 units) and householder developments (1 unit)

This is **807** units above our annual target of **1,667** new residential homes, as set out in the London Plan.

* this is a pro rata figure with ratios applied: 2.5:1 for student accommodation and 1.8:1 for non-self-contained housing.

Lewisham was one of four top performing London Boroughs for housing completions during 2024/25.

Housing approvals

1,575 new residential units were approved on **7** major developments (10+ units) during 2024-25 including:

- 1 Surrey Canal Road (Phase 1): **600** units
- 2 Leegate Shopping Centre: **563** units
- 3 Land at former Bell Green Gas Works: **262** units
- 4 5-9 Creekside: **93** units (pro rata PBSA)
- 5 27 Inglemere Road: **20** units
- 6 34 Sydenham Hill: **19** units
- 7 28a Sydenham Hill: **18** units

If all of these approvals are implemented, they will amount to **92** units below our annual target of **1,667**. Surrey Canal Road submitted a hybrid application that received outline consent for 2,918 units in subsequent phases, in addition to the 600 Phase 1 units noted above.

Accurate data relating to small site approvals is not available for this AMR – we will implement new monitoring processes during this year to be able to provide more detailed results in future AMRs.

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Housing delivery						
LPI4	Housing delivery	Number of homes being delivered	Policy HO1 A Net gain in number of homes consisting of: • 11,390 for Years 1 to 5 (2025/26 - 2029/30) – equivalent to 2,278 p.a. • 30,376 for Years 1 to 15 (2025/26 -2039/40) – equivalent to 2,278 p.a. in Years 1 – 5 and 1,898 p.a. in Years 6 – 15	2,474 completed residential units exceeds the annual target of 1,667. Monitoring completions against targets in Policy HO1 is not needed in this AMR, as Year 1 does not start until 2025-26.	↑	Completions in 2024-25 represent a significant upturn on recent years: 727 in 2020-21 388 in 2021-22 324 in 2022-23 373 in 2023-24 This is due to numerous major developments being under construction for a number of years (which suppresses completions) and their subsequent completion all at the same time (creating a bumper year of completions).

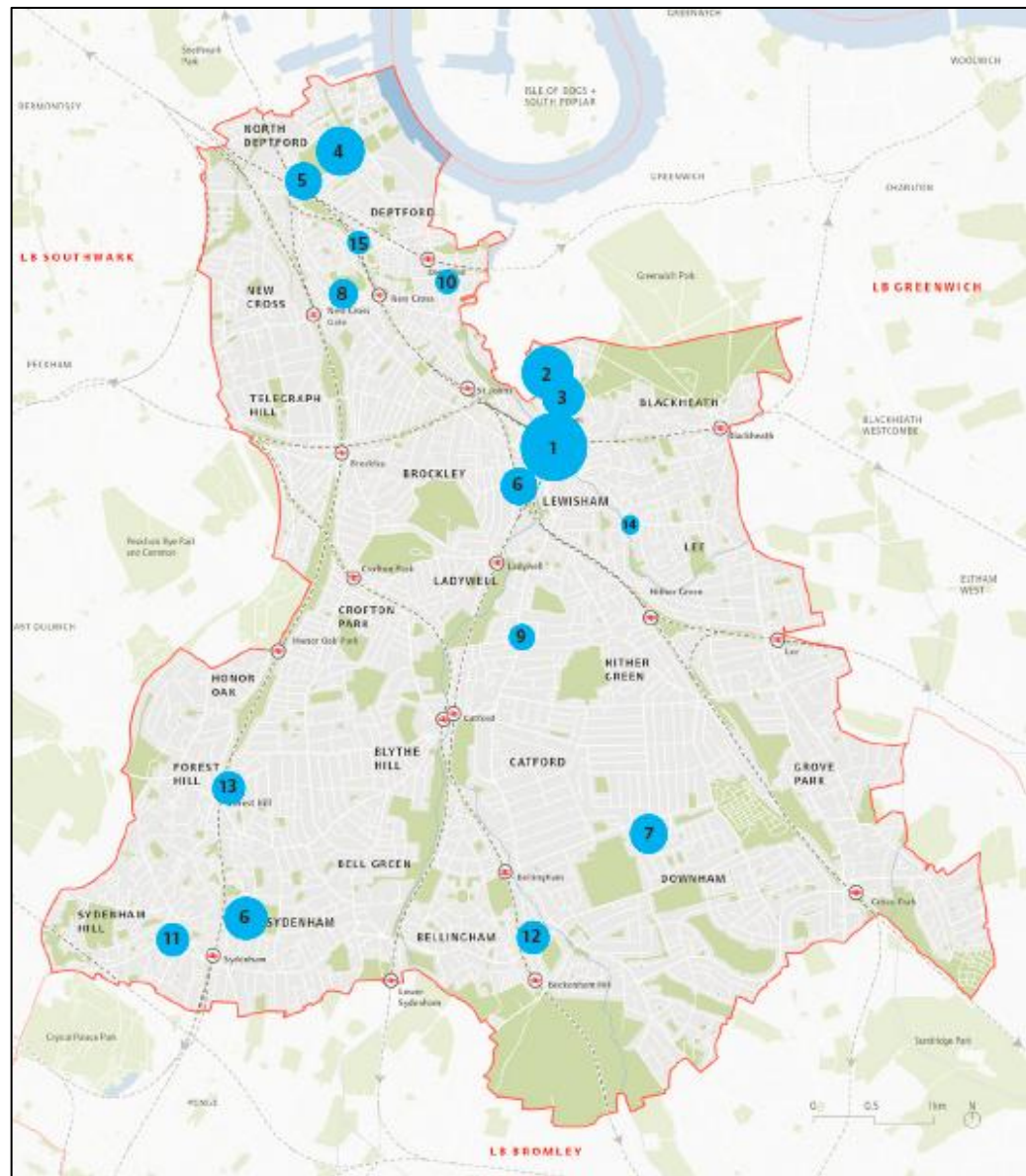
Distribution of competed housing

Looking in more detail at the **15** completed major developments, **Map 3** shows their distribution across the borough, with clusters at Evelyn, New Cross, Blackheath and Lewisham town centre, reflecting ongoing regeneration priorities.

- 1 Lewisham Gateway Phase 2: **596** units
- 2 Heathside and Lethbridge: **443** units
- 3 Land at Conington Road and Lewisham Road: **365** units
- 4 Deptford Landings Plot 4: **251** units
- 5 Neptune Wharf: **199** units
- 6 1 Silver Road and Axion House: **141** units
- 7 Excalibur Estate Phase 1: **102** units
- 8 333-337 New Cross Road: **25** PBSA units
- 9 9-19 Rushey Green: **45** units
- 10 Shaftsbury Christian Centre: **33** units
- 11 Regent House Business Centre: **32** units
- 12 56-60 Farmstead Road: **24** units
- 13 Land at Waldram Crescent: **22** units
- 14 152 Lee High Road: **17** units
- 15 Safa House, 28 Arklow Road: **14** units



Photos 6 - 7: Major sites completed during 2024-25:
Excalibur and Lewisham Gateway Phase 2



Map 3: Housing completions on major developments during 2024-25

Housing size mix

Chart 1 shows that **2,304 (93%)** of the completions on major and small sites were studios, 1 and 2 bedroom properties, whilst **170 (7%)** were family sized homes with 3+ bedrooms.

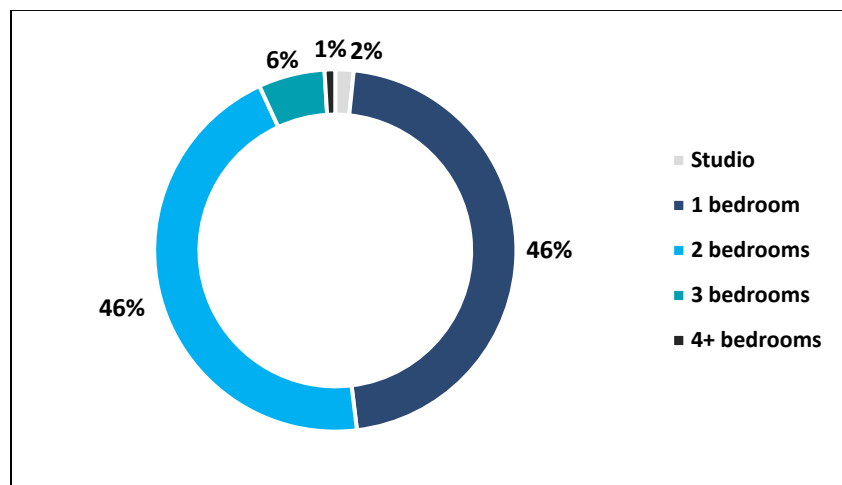


Chart 1: Proportion of housing size mix completed during 2024-25

Focussing specifically on affordable housing completions and approvals on qualifying sites (10+ units), **Table 6** assesses the size of the units delivered against the targets for dwelling size mix, as set out in Table 7.1 of the Local Plan.

Tenure type	1 bedroom		2 bedrooms		3 bedrooms		4+ bedrooms	
	Target	Actual	Target	Actual	Target	Actual	Target	Actual
Completions on qualifying sites (10+ units)								
Genuinely affordable: Social rent/ London affordable rent	19%	40%	36%	42%	32%	15%	13%	3%
Intermediate	10%	35%	40%	39%	35%	19%	15%	7%
Approvals on qualifying sites (10+ units)								
Genuinely affordable: Social rent/ London affordable rent	19%	23%	36%	51%	32%	23%	13%	3%
Intermediate	10%	60%	40%	20%	35%	20%	15%	0%

Table 6: Affordable housing dwelling size mix

Table 6 shows that for both completions and approvals there are proportionately more 1 and 2 bedrooms and less 3 and 4+ bedrooms compared to the targets, for both genuinely affordable and intermediate tenures. We will continue to monitor whether the situation improves now that we have new targets in the adopted Local Plan.

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Housing delivery						
LPI9	Housing size mix	Number of net homes being delivered by dwelling size mix (e.g. bedrooms)	Policy HO1 E Dwelling size mix for affordable housing, as set out in Table 7.1 of the Local Plan.	Completed homes include: 41 studios 1133 1 bedroom 1130 2 bedrooms 148 3 bedrooms 22 4+ bedrooms. See Table 6 for size mix of affordable units	=	Only 7% of the completed units are family sized (3+ bedrooms). Whilst 170 is more than the 73 completed in the previous year, 7% is proportionately less than the previous year's 15%. These results demonstrate that the targets in Policy HO1 are not being met.

Past delivery

Chart 2 tracks our performance since 2011-12 against the annual targets in the London Plan. Up until 2020-21 we have delivered a strong, fluctuating supply of new homes and often exceeded our targets. **Chart 2** shows a significant under-supply in completions since 2020-21 (coinciding with a decline in the national economic situation and numerous delivery challenges), but also a significant increase in completions during 2024-25, above the London Plan target.

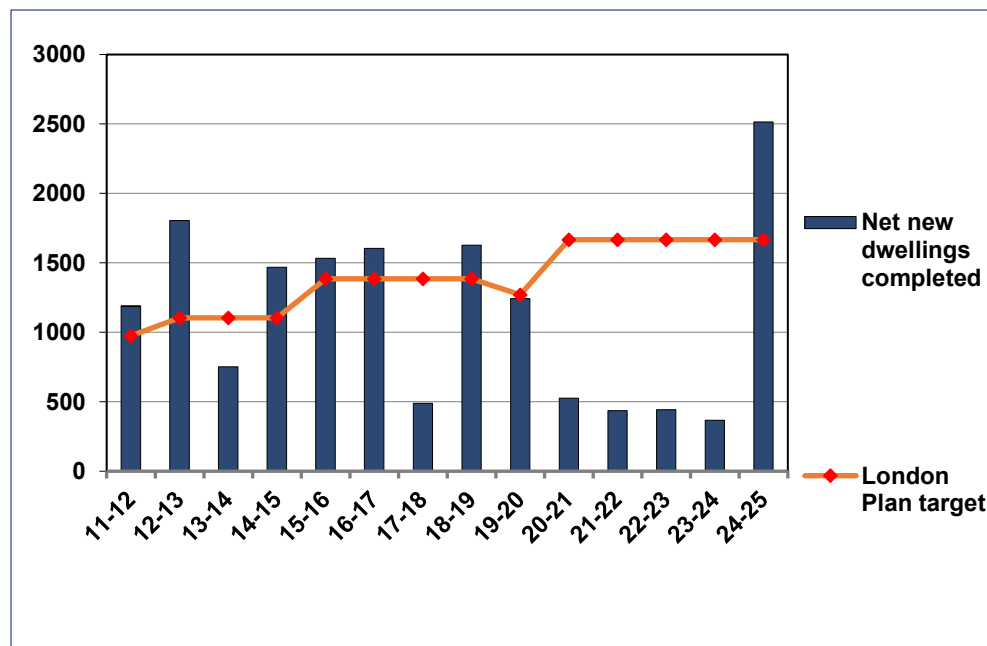


Chart 2: Housing completions 2011-12 to 2024-25

Whilst we welcome this upturn in completions, it is unlikely to be sustained. The development industry is facing considerable challenges at present, and this has resulted in very few developments starting on site over the last 12 to 18 months. This will inevitably result in a significant lag in delivery, with very low completions expected in 2025-26 and beyond.

This issue is not exclusive to Lewisham – there is a persistent shortage of project commencements for major developments across the whole of the UK, including across London.

Housing Delivery Test (HDT)

The last HDT result was published in December 2024. It demonstrates our under-performance in housing delivery, at 32% of the housing requirement target. We are subject to all three penalties - action plan, 20% buffer and the 'presumption in favour of sustainable development' and we will remain so in the future, despite the increase in housing completions during 2024-25.

Future supply

Despite facing national and regional challenges, we have adopted a proactive approach, ensuring significant housing developments are approved and aligned with the borough's strategic goals. The Local Plan now caters for the backlog (231 units p.a.) throughout the remainder of the Plan period. The housing trajectory now seeks to deliver:

- a 5-year supply of **11,384** new homes (including a 20% buffer of 380 units p.a.)
- **35,305** new homes throughout the 20-year Plan period (2020-21 to 2039-40)
- an anticipated supply equivalent to **5.00** deliverable years (rounded up), when assessed against the new Local Plan housing requirement of **2,278 p.a.**

We also currently have consents (as at January 2026), for:

- **6,890** residential units with planning consent, that are under construction or yet to start
- **6,523** residential units that have outline planning consent if these were delivered in full, it would result in at least an additional **13,413** new homes

However, there is a degree of uncertainty that some of these consents will be delivered in a timely manner. Prolonged delivery timescales are evident due to the time it takes to negotiate complex Section 106 agreements, stalled sites and/or applicants resubmitting with new applications that have increased housing capacities, different types and tenures of housing, different mix of uses, as a way to improve on-site viability or to respond to changing fire legislation.

Affordable housing

Affordable housing in Lewisham has fluctuated in the past, with peaks in 2011-12, 2012-13 and 2018-19. Cumulatively, there has been a total of **5,766** affordable homes delivered since 2005-06.

During 2024/25, monitoring data shows that at least 166 units (**7%**) of the 2,474 housing units **completed** on major, small and householder developments were delivered as genuinely affordable housing (social rent and London affordable rent).

Table 7 provides a detailed tenure breakdown of the **qualifying sites** (10+ units) that have been **completed** during 2024-25, with **77%** delivered as market housing and **23%** delivered as affordable housing, of which **7%** was genuinely affordable housing. See point 8 in Appendix 1.

Table 8 provides a detailed tenure breakdown of the **qualifying sites** (10+ units) that have been **approved** during 2024-25, with **67%** delivered as market housing and **33%** delivered as affordable housing, of which **31%** was genuinely affordable housing.

Social rent (SR) / London affordable rent (LAR)	%	Affordable rent (AR)/ London living rent (LLR)	%	Intermediate (Int)	%	Market sale/rent	%	Total on qualifying sites
156	7%	298	13%	77	3%	1,778	77%	2,309
Affordable housing (GLA and NPPF definition)						Market		
531 (23%)						1,668 (77%)		
Genuinely affordable housing (SR/LAR)			Other affordable housing (AR/Int)			Market		
156 (7%)			375 (16%)			1,668 (77%)		
Genuinely affordable: Intermediate ratio split 29% : 71%								

Table 7: Tenure split for housing completions on qualifying sites

The results in **Tables 7 and 8** demonstrate that even though affordable housing is being provided, and the amount has increased from last year, it still does not meet the target in Policies HO1 and HO3.

Proportionately more intermediate and less genuinely affordable housing has been completed compared to the target tenure split of 70% genuinely affordable housing and 30% intermediate.

However, approvals have proportionately more affordable housing and genuinely affordable housing than the completions and the ratio split is in favour of genuinely affordable housing, demonstrating that Policies HO1 and HO3 may be starting to take effect.

We will continue to monitor the amount and tenure of affordable housing in the future, to assess whether there is an improvement in the delivery of affordable housing. We will also continue to work with developers to maximise affordable housing on private major developments (subject to viability), and continue to bring forward Council owned sites for affordable housing.

Social rent (SR) / London affordable rent (LAR)	%	Affordable rent (AR)/ London living rent (LLR)	%	Intermediate (Int)	%	Market sale/rent	%	Total on qualifying sites
1,383	31%	0	0%	81	2%	3,029	67%	4,493
Affordable housing (GLA and NPPF definition)						Market		
1,464 (33%)						3,029 (67%)		
Genuinely affordable housing (SR/LAR)			Other affordable housing (AR/Int)			Market		
1,383 (31%)			81 (2%)			3,029 (67%)		
Genuinely affordable: Intermediate ratio split 94% : 6%								

Table 8: Tenure split for housing approvals on qualifying sites

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Affordable housing						
LPI6	Affordable housing	Number of net affordable homes being delivered on qualifying sites with 10 units or more Proportion of net affordable homes as part of overall housing supply	Policies HO1 E and HO3 A •Strategic target of 50% affordable housing •35% Fastrack target in London Plan	531 affordable homes have been completed on qualifying sites. 23% were affordable homes and 77% were market housing.	↑	More affordable homes have been completed during 2024/25 than the previous year's 103 affordable homes. Nevertheless, 531 (23%) affordable homes do not meet the 50% strategic target in Policies HO1 and HO3. This could be because some were approved prior to this policy requirement. Approvals provide proportionately more affordable housing (33%), but regardless, higher proportions are needed in the future to meet the strategic 50% target.
LPI7	Genuinely affordable housing delivery	Number of net genuinely affordable homes being delivered on qualifying sites with 10 units or more Proportion of net genuinely affordable and intermediate homes	Policy HO3 E • Tenure split of 70% genuinely affordable and 30% intermediate.	156 genuinely affordable homes have been completed on qualifying sites. The ratio split is 29% genuinely affordable and 71% intermediate.	↑	Whilst more genuinely affordable homes have been completed than the previous year's 38 genuinely affordable homes, the combined tenure ratio split for all completed major developments of 29% : 71% is below the target split of 70% : 30% and results in only 7% genuinely affordable housing. It does not meet the target in Policy HO3.
LPI8	Affordable housing planning contributions	Number of on-site affordable homes being delivered on small sites (between 2 and 9 units) Amount of off-site contributions secured through planning obligations on small sites (between 2 and 9 units)	Policy HO3 J • Payments in lieu, as set out in Table 7.2 and Table 7.3 of the Local Plan.	8 social rent and 2 London affordable rent units were completed on small sites. Off-site contributions data has not been monitored for 2024-25, as data on this new LPI is still being gathered.	= New indicator so trend is unknown	Many of the completed developments were approved prior to the requirement for affordable housing contributions on small sites being implemented in the Local Plan in July 2025. We are committed to monitoring the contributions secured on small sites and new monitoring practices will be implemented, so that comprehensive results can be reported in future AMRs.

Small sites

Chart 3 shows that **165 (7%)** of the residential units completed were delivered on small sites (9 units or below). This is below the Local Plan and London Plan target of 379 new homes p.a.

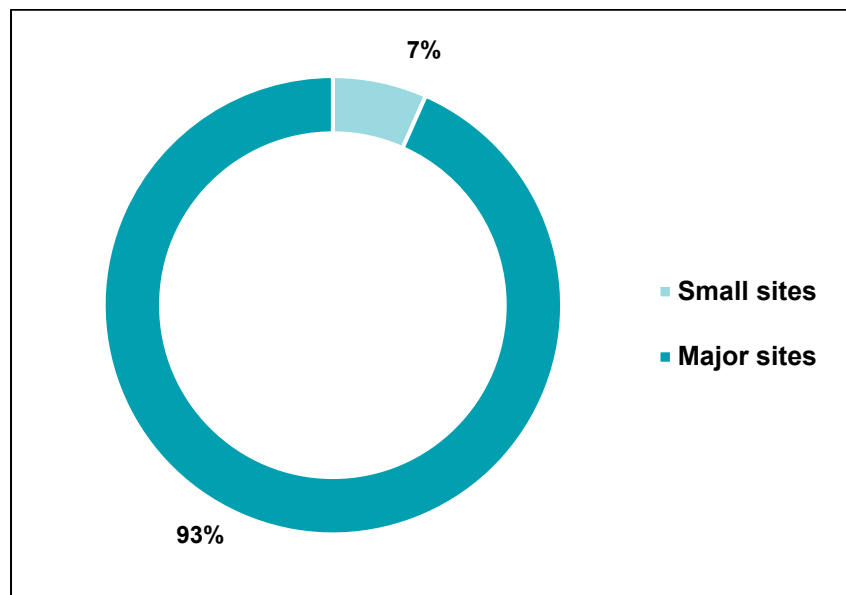


Chart 3: Proportion of homes on small sites

We will continue to monitor the delivery of small sites - to assess whether the Small Sites Design Guide SPD, the new Policy HO2 and the proactive work to promote small site development makes a difference to small site delivery in the future.

We have been working in innovative ways, through a number of initiatives to encourage small site development, as described below.

PropTech Round 4 – Using AI to identify locations for new homes:

In late 2024 we made a successful application to the Government's (MHCLG) PropTech Round 4 programme, encompassing:

- Part 1 to utilise AI tools to identify small sites in the borough, with a view to improving the delivery of new homes
- Part 2 to analyse the impact of the Small Sites Design Guide SPD on the delivery of small sites in the borough.

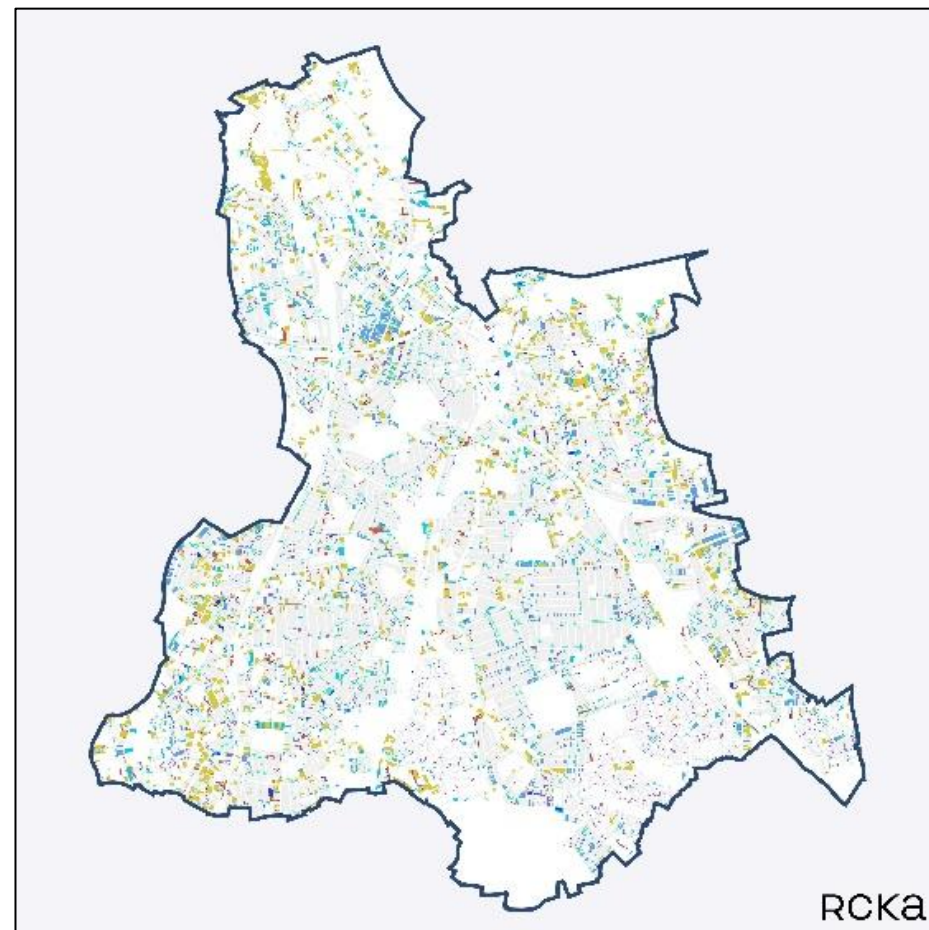


Figure 1- Potential for small site housing development

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It found that the expected increase in developments has not occurred since the SPD was introduced.

PropTech Innovation Challenge: In April 2025 we successfully bid (led by RCKA) for the Geovation PropTech fund, to increase the attractiveness of small sites through streamlining the processes involved in small site development. Building on PropTech Round 4, the project is aiming to:

- identify areas that could be developed for certain site typologies
- consider the implementation of a Local Development Order (LDO) to bring forward an increase in targeted housing delivery.



Photo 8: Small Sites Forum Workshop

Small Sites Forum: In May 2025 we hosted a Small Sites Forum to raise awareness of the SPD and consider ways to increase the number of residential planning applications on small sites being submitted and approved, and subsequently constructed. The workshop event provided the opportunity for two-way dialogue between applicants, agents, architects, developers and Council Officers and discussed mechanisms to boost small sites development.

Small Sites Aggregator Pilot Project: In May 2025, we were selected by MHCLG, alongside Bristol and Sheffield, to be part of the Small Sites Aggregator Pilot Programme. It will seek to deliver affordable housing on **20** Council owned sites and will explore a single design/planning/commercial strategy and scalable model that can be rolled out nationally.

Small Sites for Small Builders: We are also disposing of some Council owned small sites through the Greater London Authority's Small Sites, Small Builders (SSSB) programme, that connects public landowners with small/medium-sized builders (SMEs) to unlock underused land in London for new housing.

Affordable housing contributions on small sites guidance note: We have prepared a guidance note and calculator for applicants to use when preparing applications, to provide clarity on the content of Local Plan Policy HO3 part J and seek proportionate contributions towards genuinely affordable housing through payments in lieu.

Self-build and custom housebuilding
During 31 October 2024 and 30 October 2025 **14** people were newly added to the register, creating a total of **440** entrants. Local authorities then have three years in which to permission an equivalent number of self-build plots. Community Infrastructure Levy (CIL) exemptions for 13 self-build units were consented, demonstrating that Lewisham is not meeting local need for self-build homes.

PI ref	Topic	Measurement	Target	Result	Trend	Commentary
Small housing sites						
LPI5	Small housing sites	Number of net homes being delivered on small sites (measured as below 0.25 hectares and below 1 hectare)	Policy HO2 A • Net gain of 5,685 homes (equivalent to 379 p.a.) on small sites below 0.25 hectares.	165 homes have been delivered on small sites. This does not meet the 379 annual target.	↓	With 7% completions on small sites, there will need to be a step change in delivery on small sites to be able to meet the target in Policy HO2. There has also been a decline in the number of units completed on small sites compared to 199 units last year. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs.
		Proportion of net homes on small sites as part of the overall housing supply	• At least 10% of net new homes on sites no larger than 1 hectare.	15% of the completed major developments are located on 9 sites that are less than 1 hectare.		

Non-conventional housing

We seek to provide non-conventional housing to meet a variety of local needs. **115 (5%)** of the completions during 2024-25 were

non-self-contained homes, with pro rata ratios are applied: **2.5:1** for PBSA and **1.8:1** other non-self-contained.

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Non-conventional housing						
LPI10	Purpose Built Student Accommodation	Number and location of net purpose-built student accommodation (PBSA) being delivered Proportion of pro-rata student bed spaces being delivered as part of the overall housing supply	Policy HO7 A and B • Delivery of PBSA developments in places that are, or are planned to be, well-connected by public transport (PTAL 4 and above).	63 PBSA (25 pro rata) were completed at 333-337 New Cross Road, in the north of the borough, in a PTAL 6a location, equating to 1% of the completions.	=	The completed PBSA units are contributing to a varied housing supply without resulting in an over-concentration. However, there is uncertainty regarding the future supply, given the significant interest in PBSA from developers – with PBSA under construction, consented sites being resubmitted for PBSA and a range of PBSA schemes at pre-app. We will continue to monitor the provision of PBSA, to safeguard against over-concentration.
LPI11	Non-conventional housing	Number and type of net non-conventional homes being delivered, including older people's, supported and specialised accommodation Proportion of pro-rata non-conventional homes as part of the overall housing supply	Policies HO6 A • Net gain of 500 units of supported accommodation over the Plan period.	4 pro rata supported housing units were completed, equating to less than 1% of the completions.	=	With less than 1% of the completions being supported accommodation, the target in Policy HO6 has not been met, although it is still early in the Plan period. We will continue to monitor the supply in future AMRs. The completed co-living units, that are not classed as supported accommodation, are also contributing to a varied housing supply without resulting in an over-concentration.
				119 co-living units (66 pro rata) were completed at Lewisham Gateway (PTAL 6a), equating to 3% of the completions.		
LPI12	Houses in Multiple Occupation (HMOs)	For HMOs requiring planning permission, number of net HMOs being delivered Proportion of pro-rata HMOs as part of the overall housing supply	Policy HO8 A • No net loss of existing family housing (3 bedrooms or more) for use as HMOs, other than those that meet policy HO8 criteria.	20 pro rata HMOs were completed at 4 sites, equating to less than 1% of the completions.	=	The completed HMO units are contributing to a varied housing supply without resulting in an over-concentration (possibly due to a borough wide Article 4 Direction). We will continue to monitor the provision of HMO in the future, to safeguard against over-concentration.

Gypsy and Traveller accommodation

A Gypsy and Traveller Accommodation Assessment (2015) and Update (2016) identified a need for **6** pitches up to 2031. Following a site search, two potential sites were identified as suitable for gypsy and traveller accommodation and were consulted upon.

Taking the consultation responses into account, we determined in 2018 to deliver **7** gypsy and traveller pitches on the preferred site near Catford, to the west of the railway line at the corner of Pool Court and Fordmill Road.

The Local Plan identified Pool Court as a site allocation for use as gypsy and traveller pitches (LSA SA8), which was adopted in July 2025.

Full planning consent was also granted in July 2025 for phase 1 which will deliver up to **3** pitches, and outline planning consent was granted for a further **4** pitches.

It is anticipated that the first three plots will be delivered in 2027.



Image 3: Pool Court gypsy and traveller site

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Gypsy and Traveller accommodation						
LPI13	Gypsy and Traveller accommodation	Delivery of additional permanent gypsy and traveller pitches	Policy LSA SA 08 • Net gain of 6 gypsy and traveller pitches by 2029/30 (end of the first 5- year period). • Meeting new demand for gypsy and traveller pitches, as identified through the London-wide GTANA.	No additional permanent gypsy and traveller pitches have been delivered to date but progress has been made. The GLA published the London-wide GTANA in November 2025.	↑	Good progress has been made, with Pool Court now having planning consent and construction of the first 3 plots due to start soon. We are currently working with the GLA and considering our response to the London-wide GTANA.

4 ECONOMY



This section monitors the implementation of Local Plan **strategic objective C: A thriving local economy that tackles inequalities** and focuses on **policies EC2, EC4 and EC12**. It provides an overview of the non-residential development completed during 2024-25 and covers LPIs relating to industrial land, workspace and main town centre uses floorspace.

Employment land

Maps 4 and 5 show the designated employment land and town centres, where non-residential development should be located, to accord with the Local Plan's spatial strategy. These consist of:

- 2** Strategic Industrial Locations
- 8** Mixed-use Employment Locations
- 18** Locally Significant Industrial Locations
- 2** major town centres
- 7** district town centres
- 14** local town centres
- 80+** shopping parades

Non-residential completions

11 of the completed major developments are mixed-use schemes that provide a range of non-residential floorspace, alongside housing, at:

- **Lewisham Gateway Phase 2** – net gain in commercial floorspace, shops, restaurants, bars and cafes and co-working space (A, B1, D and Sui Generis)
- **209 Conington Road** – net gain in affordable workspace and flexible commercial floorspace (A, B1, D)
- **Deptford Landings** – net gain in flexible floorspace (A, B1, D)
- **Neptune Wharf** – net gain in flexible commercial floorspace (A, B1)
- **1 Silver Road** – net gain in flexible commercial floorspace (A, B1, D) on this old vacant warehouse site
- **333-337 New Cross Road** – net loss of retail floorspace (A)

- **9-19 Rushey Green** – net loss of vacant business floorspace (Job Centre) but gain of commercial floorspace (A, B1)
- **Regents House Business Centre** – loss of business floorspace through a Prior Approval, to create 23 residential units and commercial floorspace (A, D)
- **Lee High Road** – net gain of commercial floorspace (B1)
- **28 Arklow Road** – net loss of employment floorspace but gain of a café (A1)

Whilst floorspace has been lost, overall there has been a net gain of **13,831m²** of non-residential floorspace.

Non-residential approvals

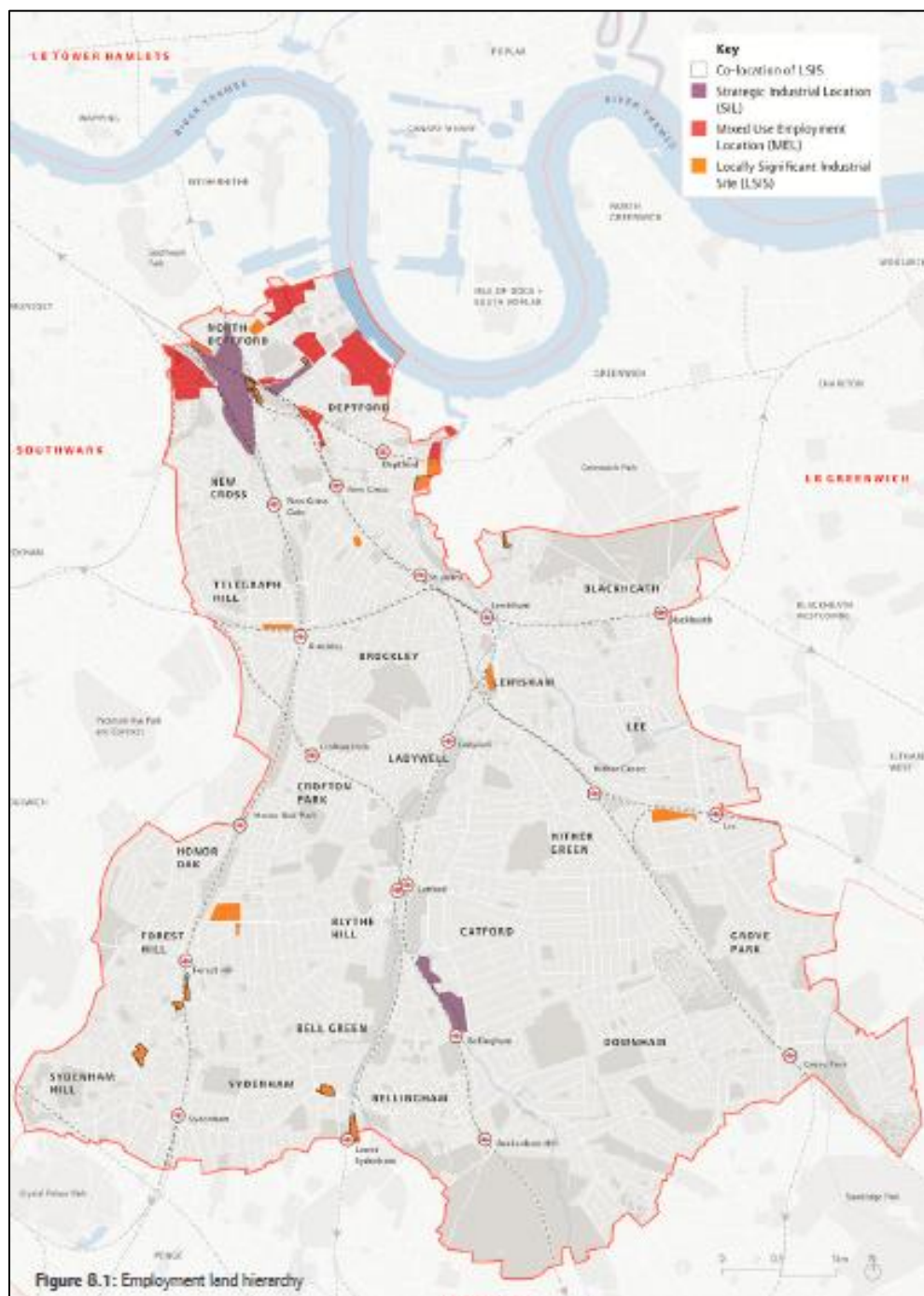
4 major mixed-use developments approved during 2024-25 will result in the loss of existing industrial land (some of which was already vacant) to allow for the re-utilisation and more efficient use of these brownfield sites, by providing mixed-use developments that deliver a range of non-residential floorspace alongside housing. Overall, they will provide a net gain of **19,156m²** of non-residential floorspace, including the provision of:

- **Surrey Canal Road (MEL)** – net gain of auditorium, meeting rooms, business, leisure and retail floorspace, food and drink establishments, pubs and take-aways (Sui Generis and E) and non-residential institutional floorspace (F)
- **Leegate Shopping Centre** – net loss of retail floorspace but a gain in flexible commercial floorspace (E), a community centre (F) and a public house
- **Land at former Bell Green Gas Works** – net gain of commercial floorspace (E)
- **5-9 Creekside (LSIS)** – net gain of flexible employment floorspace (E), alongside PBSA, although development is now stalled

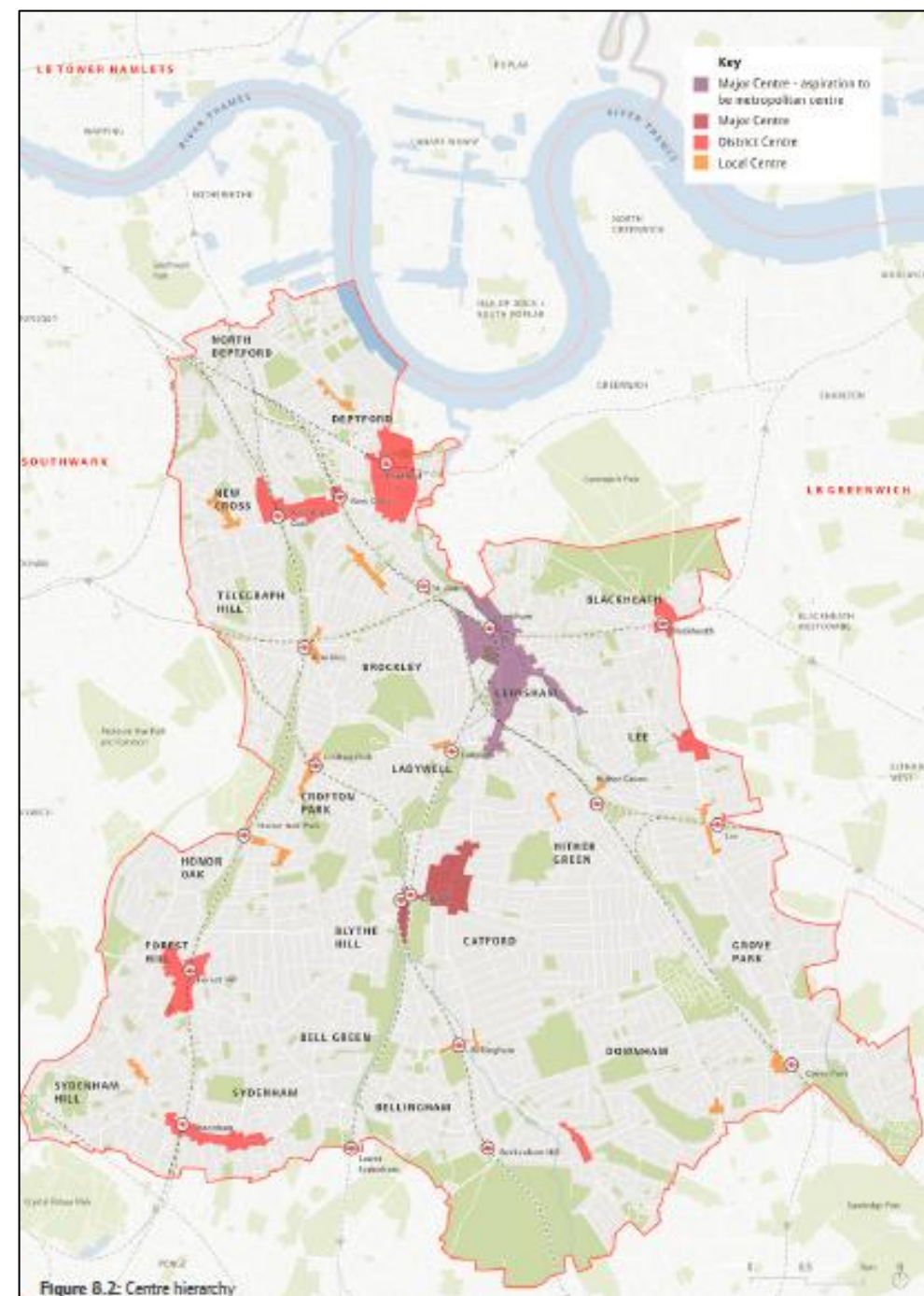
In addition, solely non-residential schemes at **Juno Way Industrial Estate** and **Units 1-3 Blackhorse Road Business Park** were approved during 24-25, to enable the intensification of industrial floorspace.

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Industrial land						
LPI14	Industrial land availability	Net change in B2, B8 and E (g) (ii) and (iii) industrial floorspace being delivered Proportion of net industrial floorspace in Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), Mixed-Use Employment Sites (MEL) and non-designated sites	Policy EC2 B • Net gain of industrial floorspace in SIL and LSIS over the Plan period, consisting of: • 1,000 sqm of B8, and • 4,000 sqm of B2.	There has been a net loss of 1,624m ² of industrial floorspace (B2, B8 and E (g) (ii) and (iii) at Neptune Wharf.	↓	This loss of industrial floorspace is anticipated and is aligned with the Local Plan spatial strategy which allows for the loss of the existing chemical works on a Mixed-use Employment Location, to create a mixed-use development with new flexible main town centre uses (A1, A2 and B1). Many planning consents and completions relate to flexible E floorspace. It is difficult to disaggregate down E (g) (ii), and (iii), making these LPIs difficult to monitor. New monitoring practices will be implemented, and comprehensive results for LPI 14, 15, 16 and 17 will be reported in future AMRs.
Workspace						
LPI15	New workspace	Net change in E (g)(i) office floorspace being delivered Proportion of net E (g)(i) office floorspace located in SIL, LSIS, MEL, town centres and non-designated sites	Policy EC2 B • Net gain of 21,800 sqm employment floorspace by 2038	Data cannot be disaggregated	=	Many planning consents and completions relate to flexible E floorspace. It is difficult to disaggregate down to E (g) (i) office floorspace, making these LPIs difficult to monitor. Furthermore, many of the major completed developments were approved prior to Use Class E (g) (i) being implemented. We expect new approvals to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs. See point 9 in Appendix 1.
LPI16	Affordable workspace	Number of on-site affordable workspace units being delivered	Policy EC4 D • At least 10% of the rentable floorspace (Net	Affordable workspace has been provided at:	↑	New affordable workspace has been delivered in Lewisham town centre, or in close proximity to it. However,

		Proportion of net affordable workspace as part of the total light industrial floorspace Amount of off-site contributions secured towards affordable workspace through planning obligations	Internal Area) as affordable workspace, at 50% of market rents.	• 270m² at Conington Road, equating to 40% of the floorspace • 467m² at 1 Silver Road, equating to 16% of the floorspace		information on the affordable rents is difficult to ascertain. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs. See point 9 in Appendix 1.
Main town centre floorspace						
LPI17	Main town centre uses floorspace	Net change in main town centre uses floorspace being delivered Proportion of main town centre uses floorspace located within the town centre network including major, district and local centres	Policy EC12 F • Net gain of 8,397 gross sqm of main town centre uses floorspace by 2035. • 50% of units in the Primary Shopping Area of Lewisham Town Centre in use as retail floorspace.	There has been a net gain of 15,455m² of main town centre uses floorspace (A, B1, D, E and SG). Of the main town centre uses floorspace that has been gained: • 79% of the floorspace is located at major town centres, • 5% is located near to the boundary of major town centres • 5% is located in district centres • 11% is located outside town centres 51% of units are in retail use in the Primary Shopping Area of Lewisham Town Centre, meeting the 50% target.	↑	During 2024-25 there has been a net gain in main town centre uses floorspace, with delivery concentrated within the borough's major centres, and in particular Lewisham town centre. This reflects the ongoing intensification of Lewisham Town Centre where mixed-use redevelopment is driving substantial new commercial, retail and service floorspace. We are intending to prepare an updated retail and town centre study during 2026, which will consider a range of town centre health indicators.



Map 4: Designated employment sites



Map 5: Lewisham's town centres

5 INFRASTRUCTURE



This section monitors the implementation of Local Plan **strategic objectives D: A greener borough, H: securing the delivery of timely infrastructure and I: Ensuring high-quality education, health and social care** and focuses on **policies EC19, CI2, CI3, GR2, GR3 and GR5**. It considers whether development has been accompanied by infrastructure improvements and covers LPIs relating to cultural, community, recreation and green infrastructure.

Social infrastructure

We are seeking to deliver the right type and amount of social infrastructure to meet the demands of Lewisham's growing population.

3 completed major developments have delivered **cultural and community facilities** at:

- **Lewisham Gateway Phase 2** – new cinema (operator just announced)
- **Shaftesbury Christian Centre** - church and hall
- **Land at Waldram Crescent** – nursery

Additionally, **7** completed major developments have delivered **recreational and open space** have been delivered at:

- **Heathside and Lethbridge Phases 5 and 6** – playable recreation space, see photograph on front cover
- **209 Conington Road** – landspacing and playspace
- **Shaftesbury Christian Centre** – landscaping and recreational space
- **1 Silver Road** - improvements to frontage onto the River Ravensbourne and associated public realm
- **Neptune Wharf** - new Public piazza and improved link to park
- **Lewisham Gateway Phase 2** - new space at Confluence Park and public realm upgrades
- **Excalibur Estate Phase 1c** - soft and hard landscaping including provision of open space

Enhancements to a variety of **planned infrastructure**, identified in Appendix A of the IDP are starting to take place. Some of the identified projects, that have been delivered or are in progress, include:

- **delivered: Catford House, former Catford Constitutional Club** - following restoration of the heritage asset, the building has been brought back into public use and reopened as a pub, community kitchen, affordable workspace and space for performance, music and arts in December 2025
- **delivered: Riverside Youth Club** – we worked in partnership with Youth First and Millwall Community Trust to revitalise and expand the youth club facility in Deptford
- **in progress: Lewisham Library** - redevelopment of the library is underway, following a successful bid for the Levelling Up Fund. The renovation will see the development of a Culture and Business Hub, with improved library and community space, archive floor and reading room, ground floor café and a business hub
- **in progress: Kaleidoscope Children's Centre** - reconfiguration of the building has started, to allow increased capacity across a wide range of children and young people's services
- **in progress:** a range of enhancements to schools to provide additional SEN support including planning approval for additional building at **Watergate School**
- **in progress: University Hospital Lewisham** - planning approval for the expansion of existing buildings to increase A&E and urgent care capacity and to build new operating theatres

For a full list of planned social, educational, healthcare and community infrastructure projects, see [Appendix A of the Lewisham Infrastructure Delivery Plan 2025](#).

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Cultural infrastructure						
LPI18	Cultural infrastructure	Net change in cultural venues and facilities being delivered, including public houses	Policies EC19 A and CI1 No net loss of cultural venues, other than those that meet criteria in policies EC19 and CI1	Through 4 completed major developments, there has been an increase in cultural infrastructure provision. See Section 4 for details of non-residential floorspace.	↑	Major completed developments in the borough have contributed to an overall increase in cultural infrastructure, meeting the policy requirements in EC19 and CI1. Recent schemes have delivered new cultural and leisure facilities that strengthen the borough's cultural offer and support community access to arts, entertainment, and social space.
Community infrastructure						
LPI19	Community infrastructure	Net change in community infrastructure being delivered	Policy CI2 Delivery of planned infrastructure projects, against those identified in Appendix A of the Infrastructure Delivery Plan.	Through 3 completed major developments, there has been an increase in community infrastructure provision. See Section 4 for details of non-residential floorspace.	↑	Major completed developments have delivered a net increase in community infrastructure floorspace, demonstrating progress toward meeting Policy CI2 and the planned infrastructure identified in Appendix A of the IDP. These enhancements collectively strengthen provision across the borough and support inclusive access to community services. The overall trend is positive, indicating continued progress in delivering high-quality community infrastructure in the borough.
Open space						
LPI24	Recreational and open space	Net change in new and/or enhanced accessible sports and recreational facilities and green infrastructure	Policies CI3 A and GR2 C Delivery of planned infrastructure projects, against those identified in Appendix A of the Infrastructure Delivery Plan.	Through 7 completed major developments, there has been an increase in recreational and open space.	↑	Completed major developments delivered new or enhanced recreational and open-space, contributing positively to the borough's green infrastructure. These projects demonstrate continued delivery of planned open-space and public-realm improvements in line with Policies CI3A and GR2C and Appendix A of the IDP.

Green infrastructure

Map 6 shows the varied types of strategic open spaces that exist in the borough and how they interconnect with each other. We are seeking to protect and enhance the borough's green infrastructure through our protection of trees and enhancements to open spaces.

Trees

During 2024-25, we determined 552 tree applications on private land:

- **458** Conservation Area 6 week notices (TCA)
- **57** Tree Preservation Order applications (TPO)
- **31** day notices for urgent works (TRE5)
- **6** trees not in conservation area and not TPO (TWTT)

7 Tree Preservation Orders (TPOs) for individual trees T1 have been made (M) or confirmed (C) during 2024-25, including:

- 43 Devonshire Road, T1 front Lime (C)
- 56 Vicars Hill, T1 rear Oak (C)
- Merchant Taylors Almshouses, T1 front Zelkova(C)
- 45 Devonshire Road, T1 front Robinia (C)
- 31A Jerningham Road, T1 rear Sycamore (C)
- Chilthorne Close, land adj no.14, T1 front/central Sycamore (M)
- 37A Breakspears Road, T1 front Sycamore (M)

Green projects

We are pro-actively seeking to improve a range of green spaces through a variety of funded projects:

Riverdale Sculpture Park: We secured £2.486 million from the Mayor of London to transform the Riverdale Sculpture Park. With £769,000 match funding from CIL and S106 contributions, the enhancements will reconnect Lewisham Town Centre with the existing Waterlink Way, create a safer space that links Lewisham High Street with the Ravensbourne River and promotes active travel routes. It will help address the climate and ecological crisis using effective flood water management, river naturalisation, tree and shrub planting and improved drainage systems.

An ambitious engagement strategy strives to support those who are often left out of decision-making (and who are more likely to be impacted by climate change) to have a say in how the park is designed and used in the future.

Sayes Court Garden Network – Part of Greening Evelyn: The Sayes Court Garden Network project is one of the projects under the umbrella of the Greening Evelyn Toolkit, a community driven document that aims to prioritise greening and landscape enhancement within the Evelyn ward (North character area). We have collaborated with the National Trust and local partners to develop designs for **3** revitalised green spaces, in collaboration with residents and the local community. Funding from the GLA and Neighbourhood CIL will ensure community engagement is informing the re-design of the 3 currently under-used areas.

Towns and Cities Grant: We have successfully secured £840,000 from the National Lottery Heritage Fund's Nature Towns and Cities grant. The funds will boost access to green spaces, helping to boost health and wellbeing as well as increasing wildlife and biodiversity. We will be working together with schools, housing associations and community organisations, to enhance previously underused green spaces across the borough. The project will develop practical toolkits for community stewardship and create plans to increase biodiversity and use of green space around social housing estates. The plans include a commitment to equality and inclusion, with a special focus on historically underserved ethnically diverse communities; people with disabilities and other people who are less likely to access local parks and green spaces.

For a full list of planned committed green infrastructure projects, please see [Appendix A of the Lewisham Infrastructure Delivery Plan 2025](#).

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Open space						
LPI20	Designated open space	Net change in designated open space including Metropolitan Open Land (MOL), Local Green Space, Strategic Open Space and Neighbourhood Open Space	Policy GR2 B and C • No net loss of designated open spaces, other than those that meet policy GR2 criteria.	Completed major developments have resulted in no net loss of openspace. Within the Local Plan there are 5 additional Metropolitan Open Land (MOL) sites designated as openspace including Forest Hill to New Cross Gateway Railway Cutting, Hilly Fields, Blythe Hill Fields, Mountsfield Park and Manor House Gardens. Also, 2 MOL sites have been de-designated, consisting of two relatively small parcels of land at the former Charletton Gardens and St Dunstan's College Playfields, following a thorough assessment of MOL.	↑	Trees have been protected, where appropriate, there have been a variety of improvements to openspaces from pro-active projects and there has been no net loss of designated open space on completed major developments, leading to continued enhancement of green infrastructure across the borough, in line with Policy GR2. Furthermore, the adoption of the Local Plan has increased the area of land designated as Metropolitan Open Land (MOL). It has increased from 10% to 12% of the borough.

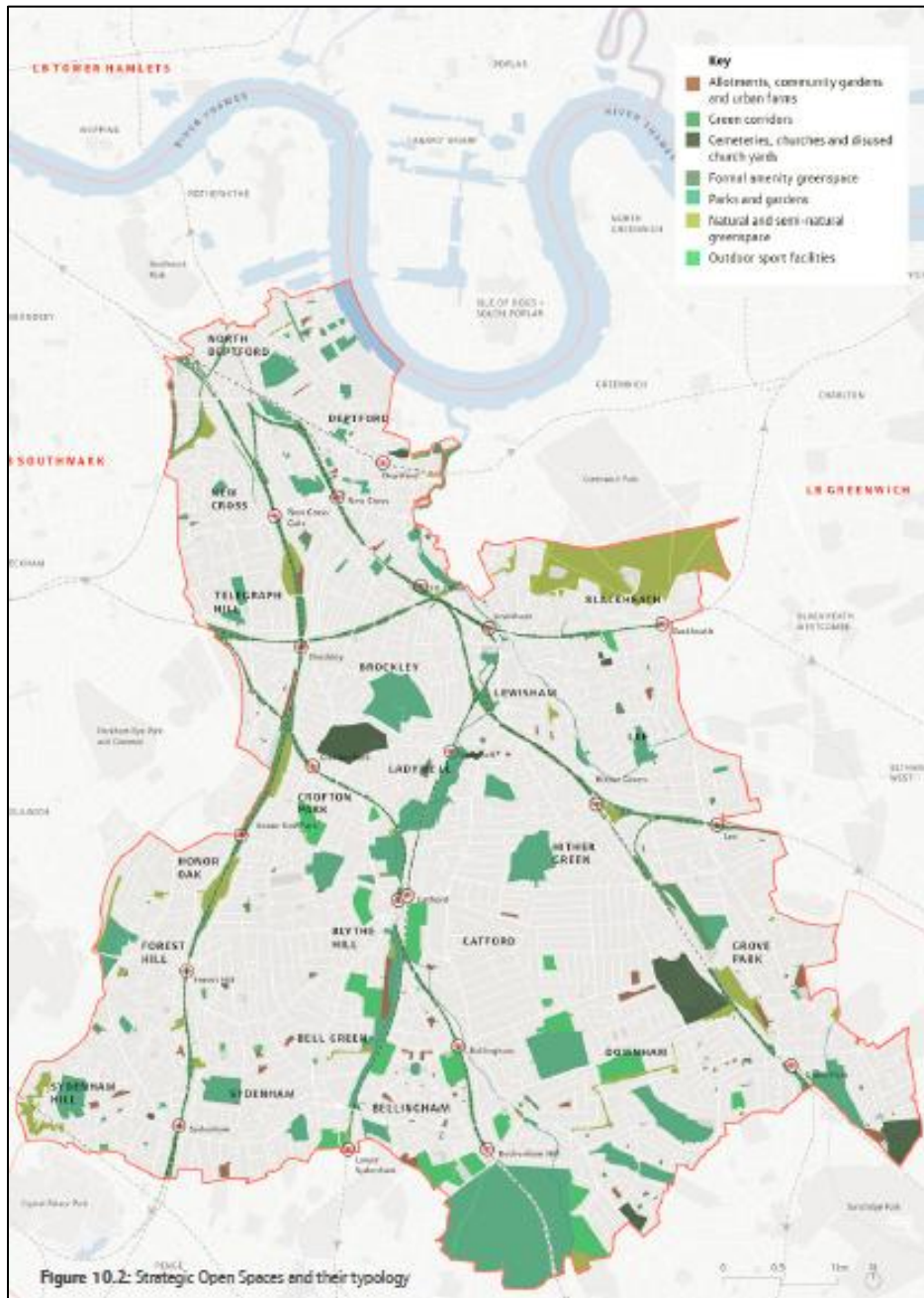
Nature conservation

Map 7 shows the varied types of designated nature conservation sites that exist in the borough and how they are distributed and interlink with each other. We are seeking to protect and enhance the borough's biodiversity through our protection of designated Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

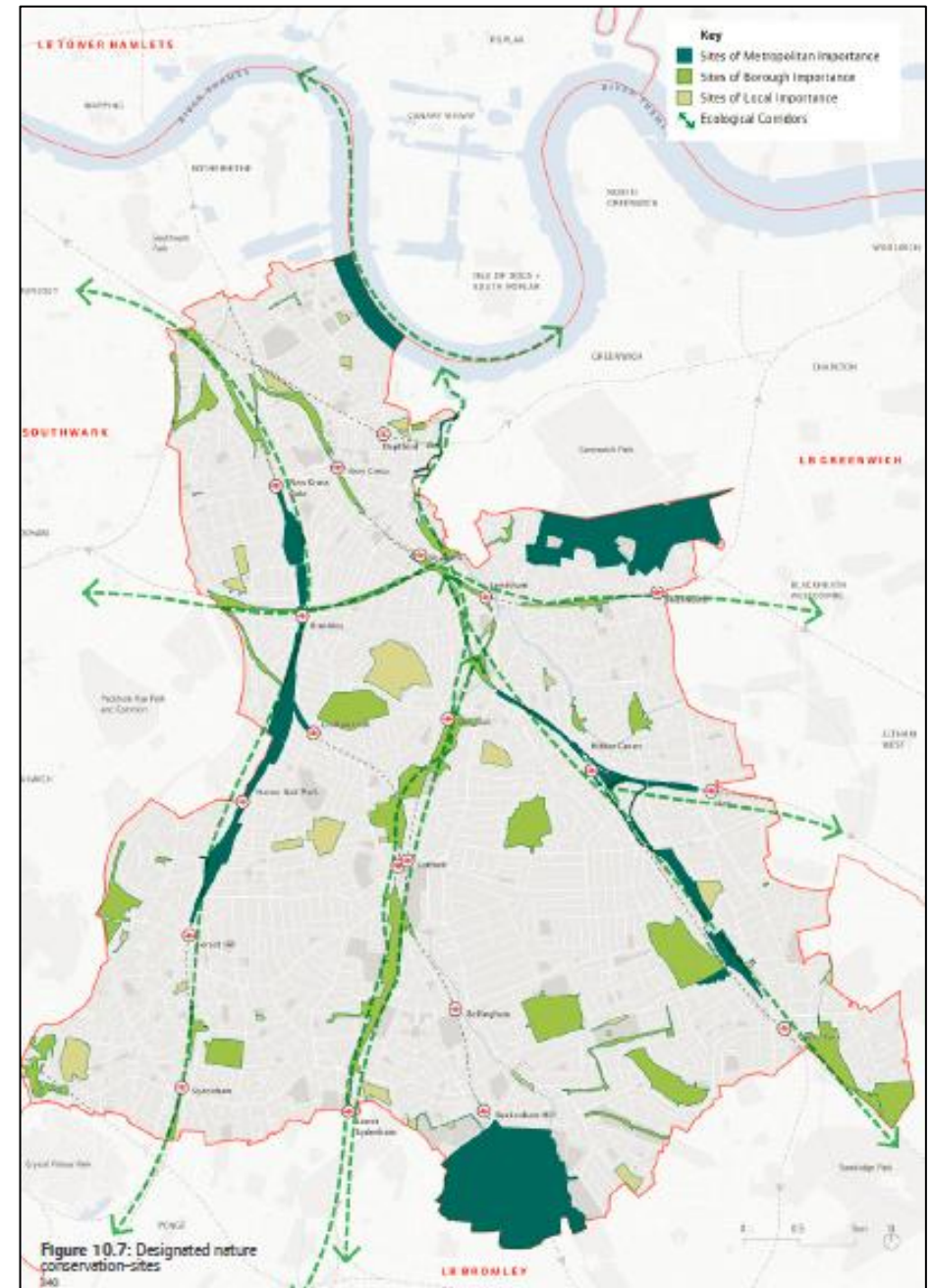
Biodiversity Net Gain (BNG)

BNG was introduced in the Environment Act 2021, which requires developments to deliver at least **10% net gain**, or uplift, in biodiversity, excluding those that fall under specific 'exemptions'. This became mandatory for major planning applications on 12 February 2024 and extended to small sites on 2 April 2024. Applicants are required to submit a Biodiversity Gain Plan, detailing how they will achieve the gain either on-site, off-site, or through purchasable statutory credits, and how they will be maintained for a minimum of 30 years and secured through legal agreements.

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Biodiversity						
LPI21	Biodiversity	Net change in designated biodiversity sites including SINC and LNR	Policy GR3 B No net loss of designated biodiversity sites, other than those meeting policy GR3 criteria.	Within the Local Plan, the number of SINCs has increased from 64 to 69, and the coverage has also increased from 14.6% to 15.5% of the borough.	↑	The 2025 Local Plan has increased the number and coverage of SINCs compared with the previous plan, providing greater protection to biodiversity within the borough, in line with Policy GR3.
LPI22	Biodiversity Net Gain	Number of major developments providing biodiversity net gain	Policy GR3 E A minimum 10% increase in habitat value for wildlife compared with the pre-development baseline.	At least 5 completed major developments delivered biodiversity enhancements through habitats, green roofs, ecological improvements, soft landscaping.	= New indicator so trend is unknown	Many of the major completed developments were approved prior to BNG being implemented. We expect new approvals to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs. See point 9 in Appendix 1.
LPI23	Urban Greening	Number of qualifying major developments meeting the target Urban Greening Factor on-site	Policy GR5 C Score of 0.4 for predominantly residential development and 0.3 for predominantly commercial development	At least 3 completed major developments met Urban Greening Factor targets.	= New indicator so trend is unknown	Many of the major completed developments were approved prior to the UGF targets being established in the 2021 London Plan. We expect new approvals to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs.



Map 6: Strategic Open Spaces



Map 7: Designated Nature Conservation Sites

6 SUSTAINABLE DESIGN



This section monitors the implementation of Local Plan **strategic objective E: Responding to the climate emergency** and focuses on **policies SD3** and **SD6**. It assesses whether completed development is designed to ensure climate resilience and covers LPIs relating to carbon emissions, carbon offsetting and air quality.

Climate resilience

We declared a Climate Emergency in 2019 and continue to deliver sustainability projects in partnership with the Climate Resilience Team. This section assesses whether completed development is sustainable and aligned with London-wide and local requirements on carbon emissions, carbon offsetting and air quality.

Carbon emissions

Major schemes in London have been required to comply with a carbon-reduction requirement since 1 October 2016, when the London Plan introduced the zero-carbon policy for major residential developments. It mandated that all qualifying schemes demonstrate at least a 35% on-site reduction in regulated emissions as part of meeting the city's zero-carbon trajectory.

While this 35% threshold represents the minimum on-site requirement, developments only achieve net-zero carbon when all remaining residual emissions are addressed through formally secured carbon-offset payments.

These measures support wider climate-resilience objectives and are complemented locally by actions set out in Lewisham's Air Quality Action Plan, which seeks to reduce emissions and improve environmental health across the borough.

Air quality

Across London, major developments must either improve air quality or be at least Air Quality Neutral (AQN) under the London Plan (2021), requiring schemes to incorporate design-led measures and to avoid contributing to local pollution. Lewisham's Air Quality Action Plan (2022–2027) sets out borough-wide measures to address pollution hotspots and protect public health.

LPI ref	Topic	Measurement	Target	Result	Trend	
Climate resilience						
LPI25	Carbon emissions on new development	Number of qualifying major developments meeting carbon emission reductions on-site	Policy SD3 B • 35% reduction of carbon emissions, compared to Building Regulations 2013.	Completed major developments either provide quantified CO ₂ reductions, ranging from 35% to 89%, which meet on-site reduction requirements or alternatively provide off-set payments.	= New indicator so trend is unknown	There are limitations with this data set given that they relate to a new LPI that has not been monitored in previous AMRs. This means we cannot accurately report on this LPI in this AMR. We expect newly approved developments to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs.

LPI26	Carbon offsetting	Number of major developments with net zero carbon on-site Amount of cash-in-lieu carbon offset contributions secured through planning obligations	Policy SD3 C • Increase in all major developments being net zero carbon on-site. • Increase in carbon offset payments.	At least 5 completed major developments achieve net-zero on site and at least 3 provide offset payments (£16,232, £21,528, and one unspecified amount). Data is uncertain for the remaining completed major developments.	= New indicator so trend is unknown ↓	Some of the completed major developments were approved prior to the net zero carbon requirements being implemented. It is also a new LPI that have not been monitored in previous AMRs. This makes it difficult to accurately report on this LPI in this AMR. We expect newly approved developments to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs. Table 3 of the IFS shows that £1,292,970 has been secured for carbon offsetting. This is £114,700 less than the £1,407,670 secured during 2023-24. Further details can be found in the IFS https://lewisham.gov.uk/my services/planning/policy/cil
Air quality						
LPI27	Air quality – major development	Number of major developments meeting air quality neutral standards	Policy SD6 B • Increase in major developments improving air quality or being at least air quality neutral.	At least 6 completed major developments achieve air-quality neutral target. Data is uncertain for the remaining completed major developments.	= New indicator so trend is unknown	Some of the completed major developments were approved prior to Air Quality Neutral standards being implemented. This makes it difficult to accurately report on this LPI in this AMR. We expect newly approved developments to show stronger on-site compliance. New monitoring practices will be implemented, and comprehensive results will be reported in future AMRs.

7 TRANSPORT AND CONNECTIVITY



This section monitors the implementation of Local Plan **strategic objective H: Securing the delivery of timely infrastructure** and focuses on **policies TR1 and TR4**. It assesses whether planned transport schemes are coming to fruition and covers LPs related to strategic infrastructure and car-free developments.

Public transport accessibility

Maps 8 and 9 show that the Local Plan is encouraging a spatial strategy that maximises the borough's existing and future planned transport connectivity and directs growth to good PTAL areas. This is evident from Map 3, which shows that 8 completed major developments are located where there is a PTAL rating of 4 and above.

Strategic transport infrastructure

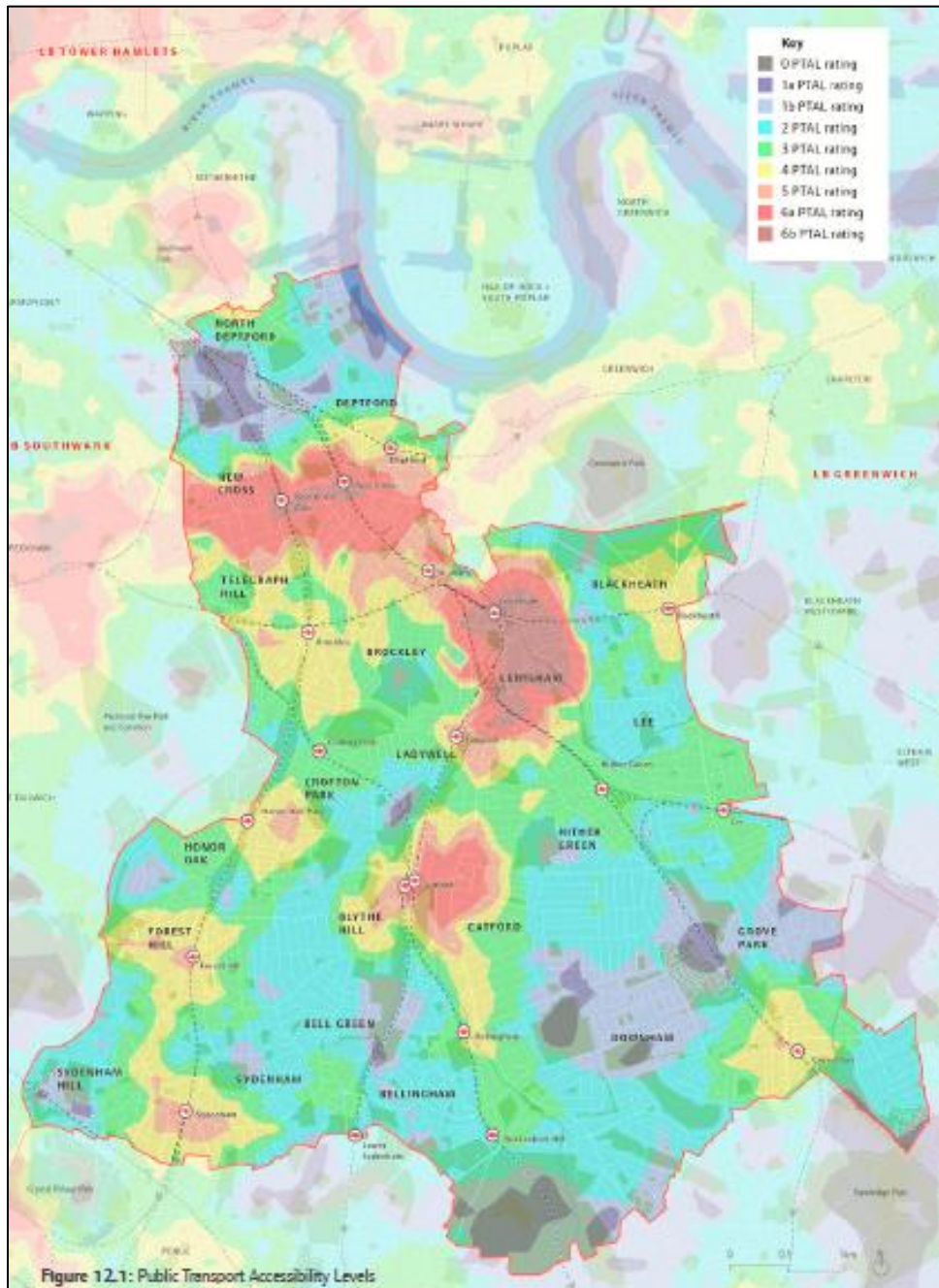
Table 9 identifies the progress made in delivering (or planning to deliver) the planned strategic transport infrastructure projects that are within Table 12.1 of the Local Plan and Appendix A of the Infrastructure Delivery Plan (IDP).

Provision	Time-frame	Update
A205 (South Circular) Catford Gyratory - rerouting the South Circular Road to provide more pedestrian space and improvements to transport infrastructure.	2025-2030	The Council approved a planning application for the South Circular Sep 2025. We are now in discussions with TFL and DfT to discuss options around funding and deliverability
Bakerloo Line Extension - extension of the Bakerloo line beyond its current terminus to Lewisham (Phase 1), with opportunity to extend further to Hayes and Beckenham Junction (Phase 2).	2035-2040	Safeguarding directions for the BLE came into force in 2021. In 2024, TfL announced design and feasibility studies for four new stations, including New Cross Gate and Lewisham. TfL are continuing to lobby

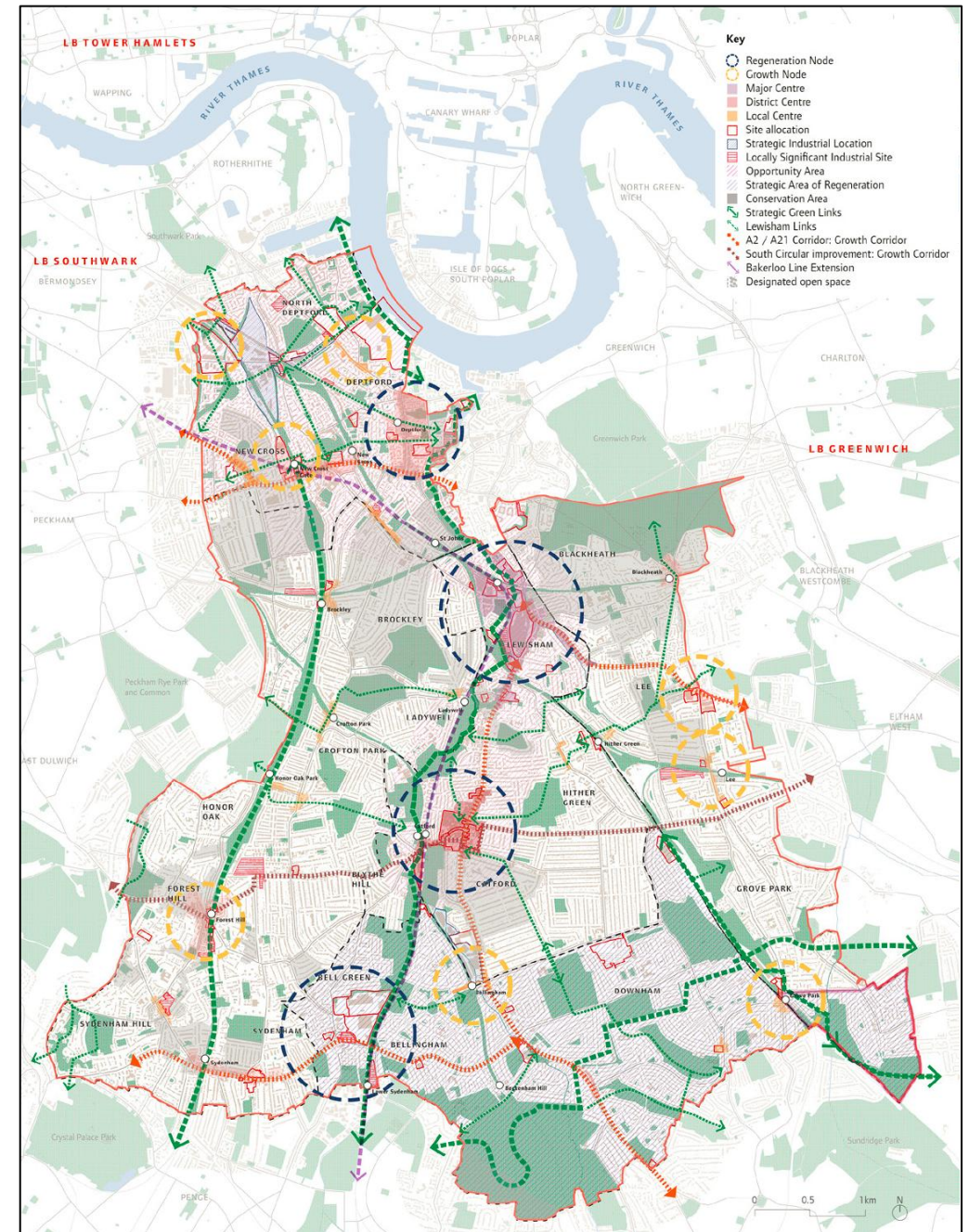
		Government regarding funding for the extension.
Surrey Canal Road Station - a new London Overground station to be brought forward through the regeneration scheme of Surrey Canal Triangle.	2025-2030	Financial support for the delivery of the station is being considered alongside the redevelopment of the Surrey Canal Road site allocation.
Metroisation of London Overground services - reorganisation of existing services to provide metro-style services, with regular trains on standardised routes.		Progress in delivery will depend on the establishment of the new Great British Railways organisation and the development of its 'Whole Industry Strategic Plan'.
A21 Healthy Streets Corridor (Lewisham Spine) - linking CS4 (A200) to the southern Borough boundary on the A21. Including Cycle Superhighway standard facilities, low emission bus zone, healthy streets improvements with piazza-type environments.	2025-2030	In September 2020, TfL introduced temporary changes to the A21 between Lewisham and Catford to make it easier for people to cycle, walk and use the bus. In August 2023, TfL decided to make these changes permanent.
Lewisham Healthy Streets Local Implementation Plan – Council's response to the London Mayor's Healthy Streets initiative. Healthy Streets reduce car use and encourage more people to walk and cycle.	2025-2030	This is an annual programme that includes among others road safety, neighbourhood, active travel, bus priority, and behaviour change projects. The programme for 2025/26 is nearing completion, and TfL announced the 2026/27 funding allocations on 11 February 2026.

Table 9: Updates on transport projects

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Strategic transport infrastructure						
LPI28	Strategic Infrastructure	Progress in the delivery of strategic transport infrastructure.	Policy TR1 C Delivery of planned strategic transport schemes, against those identified in Table 12.1 of the Local Plan and Appendix A of the Infrastructure Delivery Plan.	See Table 9 for progress updates. To date none of the schemes in Appendix A of the IDP have been delivered.	=	Whilst some progress has been made, some schemes face uncertainty due to the lack of funding from Government/TFL. However, many of the transport improvements relate to long term projects, so it is not surprising that they have not yet been fully delivered.
Car free developments						
LPI29	Car free developments	Number and location of car free schemes being delivered on major developments	Policy TR4 B Delivery of car free developments in places that are, or are planned to be, well connected by public transport (PTAL 4 and above).	10 completed major developments are car-free or predominantly car-free (67% of all major schemes) 5 completed major are not car-free, providing general parking (33% of schemes) During 2024/25 Section 106 agreements were signed to restrict car parking in 17 developments.	= New indicator so trend is unknown	Car-free delivery aligns with Policy TR4, which expects developments in well-connected areas (PTAL 4 - 6) to come forward without general parking. 7 of the 8 completed major developments in good PTAL areas (PTAL 4 - 6) are car-free, demonstrating good policy compliance. Heathside & Lethbridge located in PTAL 6a includes general parking and is the sole exception. In contrast, 3 of 7 developments in poor PTAL areas (PTAL 1 – 3) are car-free, usually limited to blue-badge bays. Overall, these patterns show that car-free development is being delivered most consistently where public transport accessibility is highest, with emerging positive uptake even in some areas of poor accessibility.



Map 8: Public Trasport Accessibility Levels



8 NEIGHBOURHOODS AND PLACES



This section monitors the implementation of Local Plan strategic objective A: An open Lewisham as part of an open London and G: Healthy and safe communities and focuses on policy DM2. It considers growth and how it is distributed across the borough.

Growth across the borough

The Local Plan seeks to deliver **35,305** new homes throughout the 20-year Plan period (2020-2040), consisting of:

- **26,017 (74%)** on site allocations
- **2,255 (6%)** on other large consented sites and one large windfall
- **7,033 (20%)** on small windfall sites

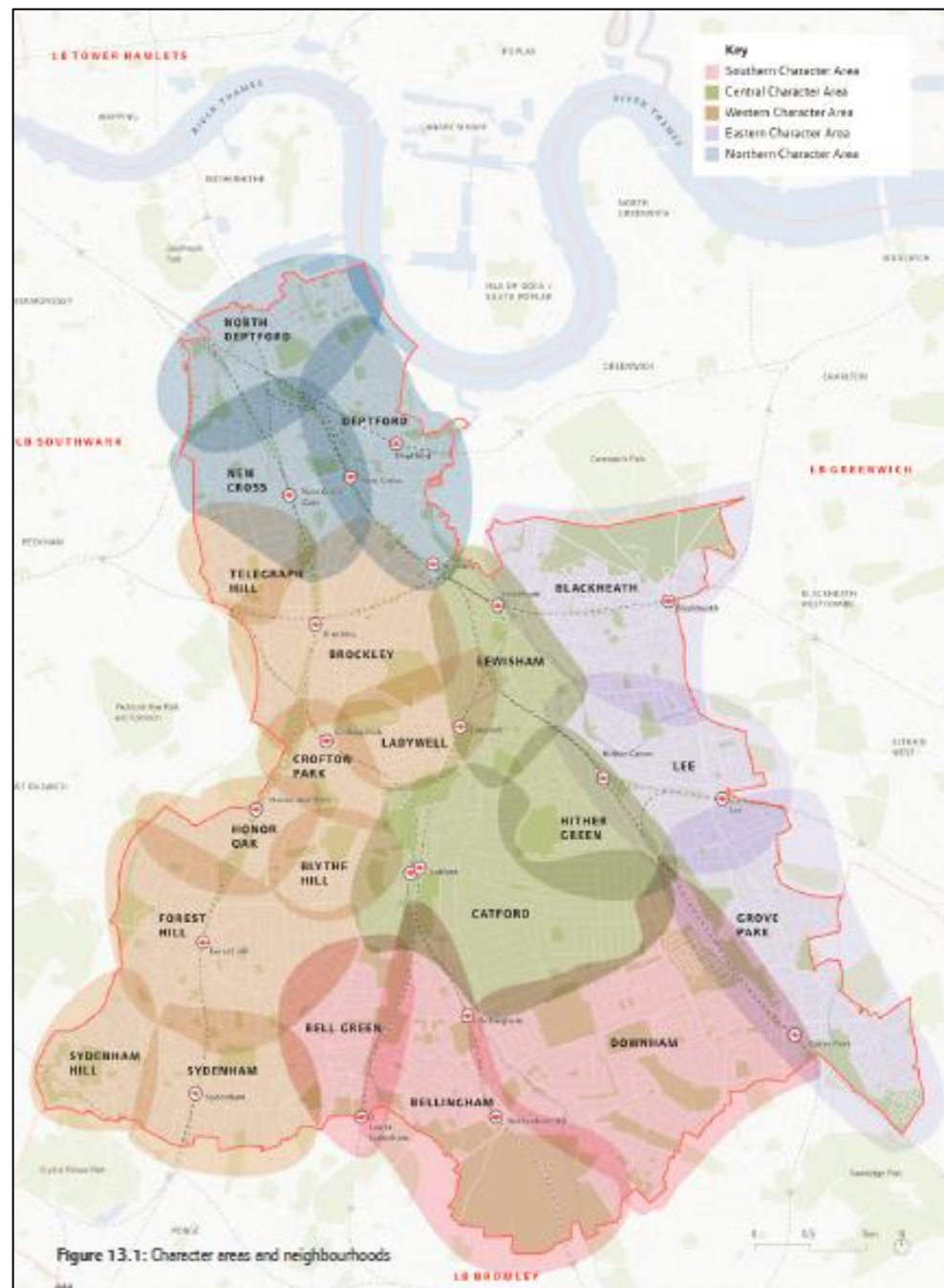
This and future AMRs will track the growth taking place across the borough against the anticipated growth envisaged in the Local Plan Appendix 6 Housing Trajectory. To date, there has been a total of **3,423** residential units completed on **major developments** since the beginning of the Local Plan period (2020-21), **exceeding** the anticipated delivery in the housing trajectory by **167 units**.

However, given the current issues regarding development viability and the lack of starts on-site, it is anticipated that delivery will fall below the level anticipated in the Housing Trajectory, for the next few years.

Growth by character area during 2024-25

Map 10 shows the **5** character areas. Varying amounts of growth are allocated to each area. The completions on **major developments** have not been distributed evenly across the borough, but instead reflect the pattern of growth anticipated in the spatial strategy, with:

- **49%** in Central area
- **22%** in North area
- **20%** in East area
- **5%** in South area
- **3%** in West area



Map 10: Lewisham's sub area

Growth by character area since 2020

Chart 4 plots the total amount of new homes that have been delivered on **both site allocations** and **large and small consented sites** for each character area since the start of the Plan period (2020-21 to 2024-25). **Chart 4** shows:

- **1,673** homes, equating to **20%** of the **Central area** target for the Plan period – predominantly reflecting the development momentum already being experienced in Lewisham town centre
- **798** homes, equating to **6%** of the **North area** target for the Plan period – reflecting development across a range of sites in the north
- **540** homes, equating to **34%** of the **East area** target for the Plan period - predominantly relating to estate regeneration at Heathside and Lethbridge
- **185** homes, equating to **7%** of the **South area** target for the Plan period - predominantly relating to estate regeneration at Excalibur
- **261** homes, equating to **17%** of the **West area** target for the Plan period – reflecting development across a range of sites in the west.

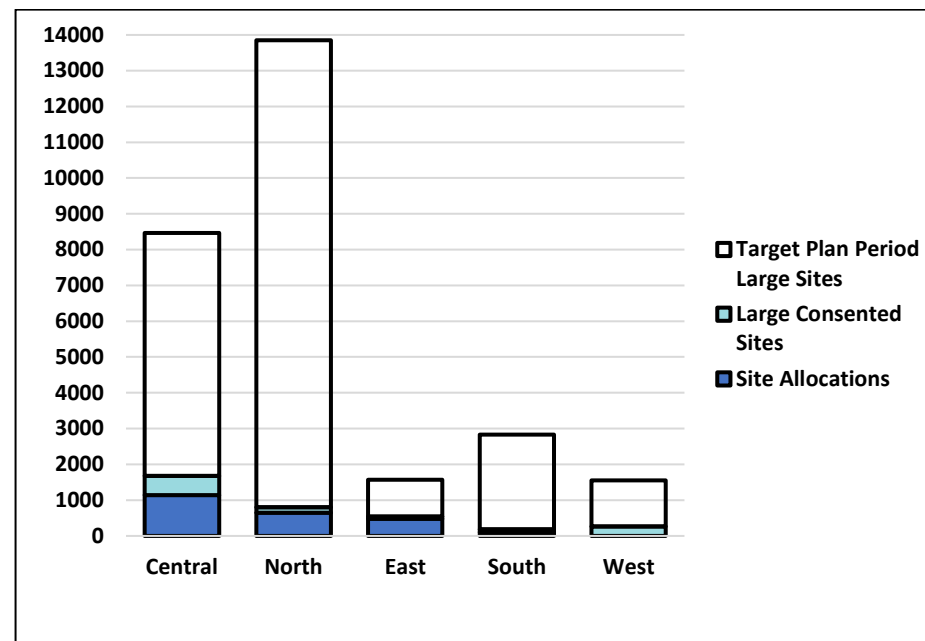


Chart 4: Growth by character area since 2020

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Allocated sites in sub areas						
LPI31	Allocated sites	Number of allocated sites being delivered in each character area Proportion of allocated sites being delivered in each character area	Appendix 6 Housing Trajectory • Net gain of 26,017 new homes on allocated sites over the Plan period with: • 7,794 in Central Area • 13,093 in North Area • 1,444 in East Area • 2,718 in South Area • 968 in West Area.	Completed site allocations in 2024/25 for each character area: • Central - 1,102 units on 3 site allocations (43%) • North - 475 units on 3 site allocations (43%) • East - 443 units on 1 site allocation (14%) • South - 102 units on 1 site allocation (14%) • West - no units.	= New indicator and newly adopted site allocations so trend is unknown	Completions on site allocations during 2024-25 equates to 8% of the total capacity of the housing trajectory site allocations - this is to be expected given the difficult economic conditions faced by the development industry over the last few years and the fact that we are at an early stage of the Plan period. Nevertheless, development is coming forward as anticipated and aligns well with the spatial strategy, as 100% of the major developments completed during 2024/25 are included in the housing trajectory, on 8 site allocations and 7 other large consented sites.

Neighbourhood plans

The Neighbourhood Planning (General) Regulations 2012 allow local communities to shape development by creating Neighbourhood Development Plans (NDPs) and Neighbourhood Development Orders (NDOs). Only designated neighbourhood forums can prepare NDPs, and each plan must undergo independent examination and a referendum before the Council can adopt it. Once adopted (“made”), an NDP becomes part of the borough’s development plan.

Chart 5 shows that **3** Neighbourhood Plans have been made in Lewisham:

- Grove Park Neighbourhood Plan (2021)
- Crofton Park and Honor Oak Park (Hopcroft) (2024)
- Lee Neighbourhood Plan (2024)

The Sydenham Hill Ridge Neighbourhood Forum is the only neighbourhood forum progressing a plan at this current time and the Forum is currently preparing draft policies.

In March 2025, the Government announced that central funding grants for neighbourhood forums would not continue. These grants had previously supported community groups with specialist advice, community engagement activities, and the technical work required to prepare neighbourhood plans. As a result, future neighbourhood planning activity is likely to decline both nationally and in Lewisham.

Stage of Plan	Grove Park Forum	Hopcroft Forum	Lee Forum	Sydenham Hill Ridge Forum	Bell Green
Application					
Designated Area					August 2022
Designated Forum					
Preparing Plan				December 2025	
Regulation 14 consultation					
Regulation 15 consultation					
Regulation 16 consultation					
Examination					
Referendum					
Made Plan	August 2021	May 2022	February 2024		

Chart 5: Neighbourhood Plans

9 DELIVERY AND PERFORMANCE



Through transparent public reporting against our objectives, we will provide ourselves with the best possible tools to continue to improve year-on-year. This section looks at the different roles carried out by the Planning Service and assesses their performance.

Planning applications

We remain busy processing and determining planning applications, appeals and enforcement cases on a daily basis, with:

4,587 applications received (including pre-applications)
73 appeals determined
45 enforcement notices served, with a success rate of 97%

From the **2,901** applications that have been determined during 2024-25, **Chart 6** shows that the majority relate to full or outline planning applications (1,342), followed by tree applications (602), approval of details (377), and then lawful development certificates (342). 238 non-material amendments, prior approvals and advertisement applications make up only a small proportion (8%).

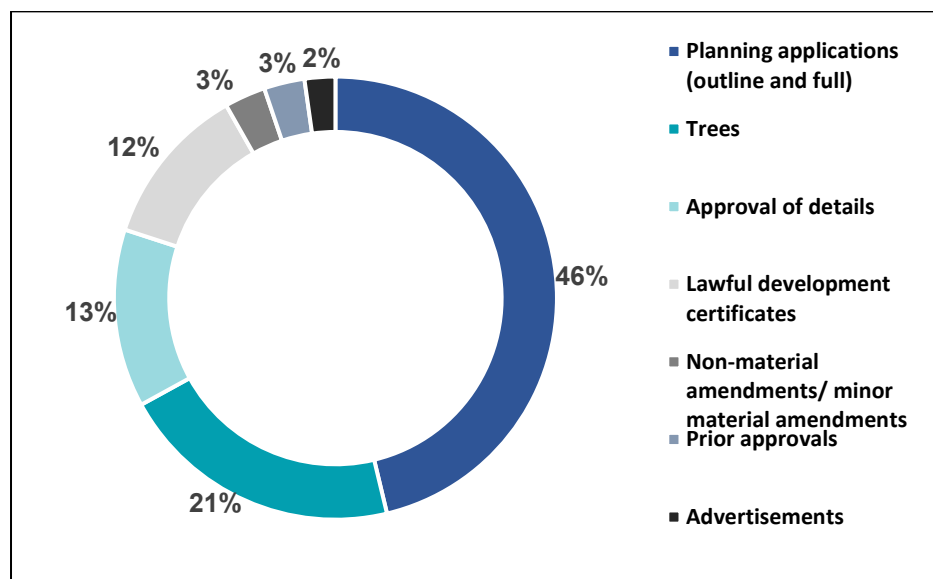


Chart 6: Type of applications determined during 2024-25

The total of 2,901 applications determined during 2024-25 is 406 less than the 3,307 determined in the previous monitoring year.

18 (1%) were major applications and **653 (23%)** were minor applications, with the remaining 76% being a mix of householder, other and lawful development certificate applications.

Continuing the trend from the past **8** years, all performance targets for determining planning applications have been exceeded:

- **100%** majors determined within 13 weeks against a target of 80%
- **94%** minors determined within 8 weeks against a target of 80%
- **96%** other applications determined within 8 weeks against a target of 85%

Appeals

73 appeal decisions were made during 2024-25, of which **27 (64%)** were dismissed. **Chart 7** shows that the number of appeals that have been dismissed has been consistently higher than the number of appeals that have been allowed, and that the number of appeals has reduced over the last few years.

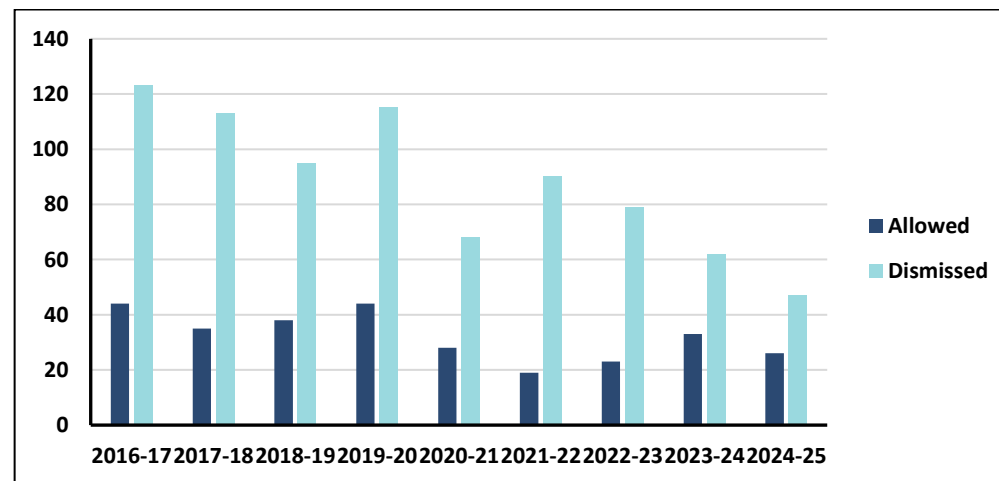


Chart 7: Appeals performance since 2016-17

Enforcement

During October 2024 – October 2025 we have continued to close cases and have served **45** new enforcement notices. This is only 3 less than the 48 served in the previous year. We are focusing on the continuation of prosecution and legal action of **27** cases as well as persuing Proceeds of Crime to act as a further deterrent.

Infrastructure Funding Statement (IFS)

Each year we prepare an IFS, outlining how funds from Section 106 agreements and the Community Infrastructure Levy (CIL) are secured, allocated and spent. You can find the IFS here:

<https://lewisham.gov.uk/myservices/planning/policy/cil>

Duty-to-cooperate

We have a legal requirement to cooperate with key stakeholders on cross boundary and strategic planning matters. There are a number of duty-to-cooperate activities that we have carried out since April 2024 including:

- engaging with stakeholders during the Local Plan Examination in Public
- inputting into the emerging London Plan by working with the Greater London Authority (GLA), responding to the Towards a New London Plan consultation, reviewing Opportunity Area text, contributing to the Strategic Housing Land Availability Assessment and advising on **13** evidence base studies
- responding to **6** London Borough consultations on their local plans, area action plans and joint waste plans
- attending **11** meetings of sub-regional working groups including:
 - South East London Duty to Cooperate
 - London Waste Forum
 - ALBPO

LPI ref	Topic	Measurement	Target	Result	Trend	Commentary
Planning obligations						
LPI30	Planning obligations	Number and type of planning obligations secured from Section 106 liable developments	Policy DM2 E • Increase in planning obligations	There were 692 non-monetary planning obligations entered into. £35.2 million was secured through Section 106 agreements.	↑ ↑	There were 309 more non-monetary planning obligations entered into during 2024-25 than the previous year (383). £30.6 million more secured during 2024-25 than the previous year (£4.6 million).

APPENDIX 1: PARAMETERS AND LIMITATIONS

Parameters

A number of parameters and limitations govern the content of the AMR.

1 The AMR has been prepared in accordance with **Regulation 34** of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

2 Relevant information after the end of the monitoring period (**1 April 2025 onwards**) has been included where it is considered useful in aiding understanding of the current position. Some of the text in this AMR is currently newsworthy, but would become “old news” if it waited until the next published AMR in winter 2027. In particular, this applies to the adoption of the Local Plan, that was adopted in July 2025.

3 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 does not capture all applications such as householder applications or certificates of lawful development.

4 In most instances, the LPI results are taken from the **major** developments (i.e. sites of **10 or more** residential units) that have been **completed** during the monitoring year. Other data sets that have been used in the AMR, that diverge from the standard “major completions” approach (such as data specifically relating to small sites or approvals) will be noted within the LPI table for clarity.

5 * identifies the major developments where density has been measured solely for the current phase and does not represent the density of the whole development site. For instance, the density across the whole of Lewisham Gateway may be lower when public realm and confluence park are taken into account.

6 The source of the photographs, charts, tables are credited to Lewisham Council, unless otherwise stated.

7 Data has been taken from a range of sources. For instance, the housing data is a combination of 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 during Summer 2025 and more detailed data taken from our in-house Acolaid system.

8 In Lewisham, genuinely affordable housing relates to social rent and London affordable rent. All other tenures, including affordable rent, London Living Rent and shared ownership are classed as intermediate housing.

9 Some targets may not yet be relevant in instances where completed developments were approved in advance of, and therefore predate, a new measure / target being introduced. This applies in particular to LPIs that focus on affordable workspace (**LPI15**) biodiversity (**LPIs 22, 23**) and climate resilience (**LPIs 25, 26, 27**). Furthermore there are data limitations with these data sets given that they relate to new LPIs that have not been monitored in previous AMRs. Whilst we cannot accurately report on these LPIs in this AMR, it allows us to identify key gaps in monitoring ahead of the 2025/26 reporting year, when the new LPIs in the Local Plan come into effect. New monitoring processes will be implemented to ensure better monitoring in future AMRs.

10 Where possible, the AMR incorporates time series data drawing on data from previous AMRs in order to illustrate trends and changes over time. This is detailed in the last 2 columns of the LPI tables. Some indicators have not been monitored in previous AMRs and therefore past trends may be unknown. New monitoring processes will be implemented to ensure better monitoring in future AMRs.

11 Figures have been estimated where it has not been possible to identify precise figures from existing sources of data. On other occasions, the missing data is excluded from the data set, as this still provides an indication of the amount and type of development taking place within the borough.

12 Some data taken from planning applications may not accurately reflect the actual development that has been delivered, as changes to residential units and non-residential floorspace can take place either before or after consent is granted.

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