

**Lewisham Local Plan:
Statement of Common Ground between
London Borough of Lewisham and
Millwall Football and Athletic Company (1985) Limited
in relation to
Site Allocation LNA SA 09 – Surrey Canal Triangle
Mixeduse Employment Location (MEL)**

Submission Stage (Regulation 22)

July 2024

1. Introduction

- 1.1. This is a Statement of Common Ground (SoCG) that sets out details of the joint working and cooperation that has taken place, and the future cooperation that is required, between London Borough of Lewisham (Lewisham Council) and Millwall Football and Athletic Company (1985) (Millwall Football Club or the Club) throughout the preparation of the Borough's new Local Plan.
- 1.2. To date, Lewisham Council has consulted on: the preferred options of the Local Plan through the Regulation 18 consultation during January and April 2021, and the publication draft of the Local Plan through the Regulation 19 consultation during March and April 2023.
- 1.3. At each stage of the plan making process Lewisham Council has prepared a range of evidence base documents and published them on Lewisham Council's website. Millwall Football and Athletic Company (1985) have submitted representation during the consultation for the Lewisham Tall Buildings Study Addendum (2023). These have informed the policies within the new Local Plan.
- 1.4. Lewisham Council submitted the new Local Plan to the Secretary of State and the Planning Inspectorate in November 2023.

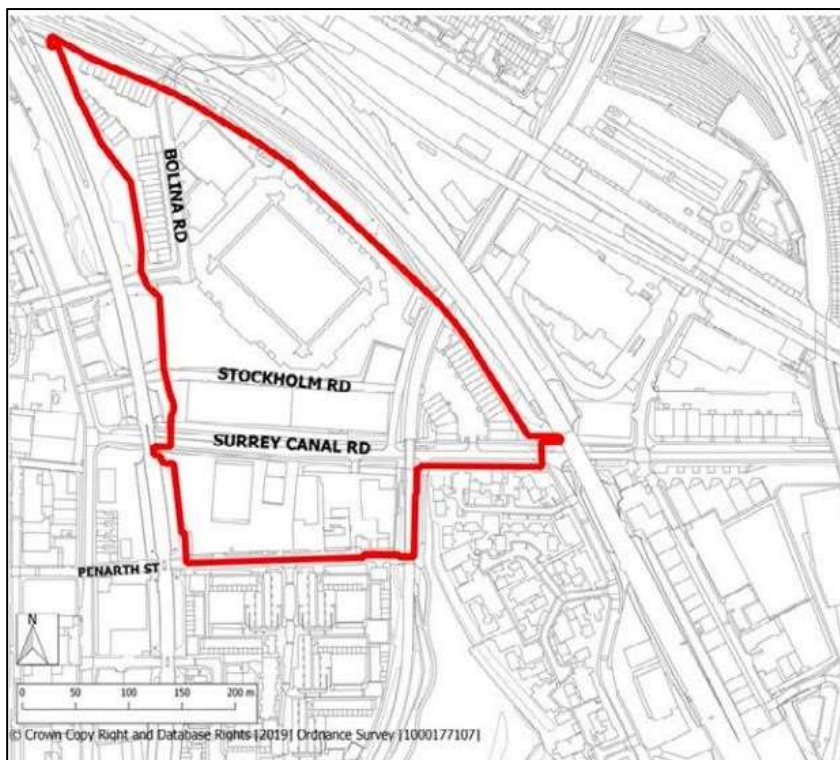
2. Relevant Bodies and Strategic Geography

- 2.1. The two relevant parties for the purpose of this SoCG are Lewisham Council and Millwall Football Club (the development partners), in relation to new Lewisham Local Plan site allocation LNA SA 09 – boundaries are shown in Map 2.
- 2.2. Located in South-East London, Lewisham is an inner London Borough. It is bordered by Boroughs of Bromley, Greenwich and Southwark and the River Thames – as shown in Map 1.

- 2.3. Millwall Football Club is a long lease holder for land that is owned by Lewisham Council and a developer within the Surrey Canal Triangle MEL (Surrey Canal Triangle to north of Surrey Canal Road, London, SE14).
- 2.4. While Millwall Football Club is one of the interested parties/developers within the designated site allocation, it is recognized that there are other parcels of land and involved parties within the allocation boundary. As deemed necessary, the Council has initiated Statements of Common Ground with remaining landowners, including the Renewal Group.



Map 1: The London Borough of Lewisham



Map 2: Boundaries of site allocation LNA SA 09

3. Key Strategic Matters

- 3.1. The new Lewisham Local Plan states that all development proposals should contribute to the achievement of its strategic objectives, the spatial strategy for the Borough and further support the priorities for Lewisham’s neighbourhoods and places. In addition, the new Local Plan sets out development management planning policies across a range of topic areas that seek to guide place-making. It is important that the development management policies are not considered in isolation – the new Local Plan must be considered in its entirety.
- 3.2. The site allocation is subject to the following planning designations and site considerations:
- Opportunity Area,
 - Growth node,
 - Mixed-Use Employment Location,
 - Archaeological Priority Area,
 - Site of Importance for Nature Conservation,
 - Adjacent to Strategic Open Space,
 - Adjacent to Strategic Industrial Land,
 - Creative Enterprise Zone,
 - Air Quality Management Area,
 - Flood Zone 3,
 - Appropriate location for tall buildings,
 - Within 30m of electricity cable.

4. Surrey Canal Triangle MEL Site Allocation: Indicative Capacity and Principle of Development

- 4.1. To help to facilitate Good Growth in Lewisham the new Local Plan includes site allocation policies. These are detailed policies for strategic development sites that are critical to the delivery of the spatial strategy. The sites will play an important role in addressing the Borough’s needs for new housing, workspace and main town centre uses, along with supporting infrastructure (including community, transport and green infrastructure).
- 4.2. The site allocation LNA SA 09 in the new Local Plan, identifies the opportunity for comprehensive mixed-use redevelopment with compatible residential, commercial, community and main town centre uses, along with the retention, enhancement and expansion of the football stadium. New and improved transport infrastructure, including a new rail station serving the East London line (London Overground). Reconfiguration of buildings and spaces to facilitate new and improved routes, both into and through the site, along with public realm and environmental enhancements, including new public open space.
- 4.3. Surrey Canal Triangle is a large brownfield site covering an area of more than 10 hectares. Part of the site is owned by Renewal and part is owned by the Council. The Council owned part of the site is occupied by Millwall Football Club on a long leasehold. The site is bound by railway lines on its eastern and western boundaries that converge to the north of the site. It is bisected by Surrey Canal Road which runs east to west through the site, with the Millwall Football Club stadium occupying a prominent position within the central northern

part of the site. There are 26 existing residential units located within the site. Comprehensive redevelopment of the site is integral to supporting regeneration in the area, with the creation of a new high quality mixed-use quarter and leisure destination that will help to secure a viable future for Millwall FC on this site. There is scope for transformational public realm and environmental enhancements to address existing issues of severance, and which are necessary to re-connect and better integrate the site with its surrounding neighbourhoods and communities, as well as the area's wider network of open spaces.

Indicative capacity:

- 4.4. The new Local Plan sets out an indicative capacity for the entirety of the site of: •
- **4,089** net residential units, of which 597 net units relates to the land surrounding the football stadium,
 - **14,253** gross employment floorspace (m²) and
 - **46,469** main town centre gross floorspace (m²).
- 4.5. The term residential uses is inclusive of all types of accommodation including conventional housing, student housing, co-living products and specialist housing. The appropriate types and mix of accommodation will be determined through the Development Management process.
- 4.6. The indicative site capacities, serve as a starting point for significantly boosting the supply of housing in order to meet Borough's housing needs, particularly in respect of improving the delivery of genuinely affordable and market housing. They have been determined through rigorous site assessment, consultations, Lewisham Call for sites (2015 and 2018) and the London SHLAA, to identify that the site is suitable for development, available and achievable, and with reasonable prospect of being delivered. Where relevant, consideration has also been given to capacities being proposed during the pre-application stage and within the planning application.
- 4.7. The indicative capacities reflect actual consents where planning permission has already been granted, and determined against national policy and the Development Plan for Lewisham, comprised of the London Plan, the Core Strategy (2011), the Site Allocations Local Plan (2013), the Development Management Local Plan (2014) and the Lewisham Town Centre Local Plan (2014).
- 4.7 For parts of the site that have not yet been consented, the site capacities are indicative only and should not be read prescriptively for the purpose of planning applications, where the optimal capacity of a site must be established on a case-by-case basis using the designed approach, and having regard to relevant planning policies.

Current site status:

- 4.8. The Renewal owned part of the site has resolution to grant consent, subject to a Section 106 Agreement being signed. Phases 2 – 5 of this application are in outline and will therefore also require reserved matters approval prior to development taking place on these parts of the site.

- 4.9. Current estimates of site capacity can be found within Lewisham Council's updated housing trajectory document, available at: https://lewisham.gov.uk/-/media/final-updatedhousing-trajectory_021123.ashx?la=en. The capacity specified relates to the entirety of the site, including the Renewal Group land and the Council owned land occupied by Millwall Football Stadium.
- 4.10. The remaining part of the site is currently occupied by Millwall Football Club including the football stadium, the Millwall Community Trust centre and an area of car parking. The Club are in the process of agreeing a development agreement with the Council to enable the Club to future proof its position in the Championship League and support its aspirations to qualify for the Premiership League through the retention, enhancement and expansion of the football stadium alongside improved and new facilities as well as enabling development that will help to cross subsidise the Club's plans to enhance and expand the stadium and its wider community offering. This is a shared ambition with the Council and will be worked up in collaboration with the relevant Council departments.

Existing planning consent:

- 4.10. 4.9. DC/11/076357 Outline permission was approved in March 2012 for revisions for the comprehensive, phased mixed use development for up to 240,000m². DC/20/119706 A hybrid application comprising detailed design for Phase 1 and outline for phases 2 – 5 was granted a resolution to approve in January 2022, subject to a Section 106 Agreement being signed for 3,518 residential units and a variety of floorspace.
- 4.11. **Record of Agreement:**
- A** *Millwall Football Club and Lewisham Council agree to the principle of development for the site for residential, commercial, community and main town centre uses.*
 - B** *Both parties accept the site capacities identified in the new Local Plan LNA SA 09 are indicative. The optimal capacity of a site must be established on a case-by-case basis using the design-led approach, and having regard to relevant planning policies.*
 - C** *Both parties agree to engaging collaboratively throughout a planning application process to ensure optimal outcomes for the site.*
- 4.11. **Matters Yet to be Agreed:**
- A** *The specific details of the site capacities remain subject to on-going discussion between both parties.*

5. Development Requirements and Guidelines

Development requirements:

- 5.1. Landowners must work in partnership and development must have regard to the overarching vision and development principles set out in the Surrey Canal Triangle SPD and the permitted scheme already consented on Renewal's land. The masterplan for the whole site must consider co-location, phasing and balance of uses across the site, in line with Policy DM3 (Masterplans and comprehensive development).

- 5.2. Development of the Council owned land must capitalise on the opportunities presented by Millwall FC Stadium, including options for its on-site re-provision and expansion, helping to secure the long term future of the football club on this site.
- 5.3. Development proposals must seek to enhance the existing sports facilities, and make these accessible to the public and allow for the long term future of the Millwall Community Trust Scheme.
- 5.4. Development proposals must demonstrate a comprehensive and coordinated approach to supporting healthy communities by integrating new and enhanced publicly accessible sports, leisure and recreation opportunities, including open spaces and community facilities, in line with Policy CI1 (Safeguarding and securing community infrastructure).
- 5.5. Provision of commercial floorspace in line with Policy EC7 (Mixed-use Employment Locations).
- 5.6. The site must be fully re-integrated with the surrounding street network to improve access and permeability in the local area, with enhanced walking and cycle connections between public spaces and the site's surrounding neighbourhoods. This will require a hierarchy of routes with clearly articulated east-west and north-south corridors. The site must also facilitate the delivery of Cycleway 10.
- 5.7. Delivery of new and improved public realm and open space in accordance with a site-wide public realm strategy, including:
 - A linked network of new high quality public open and green spaces as a central design feature
 - Enhancements to Bridgehouse Meadows and Bolina Gardens (outside/adjacent to the site), including access improvements, in partnership with infrastructure providers.
 - High quality approaches to the existing South Bermondsey station and the future Overground station.
- 5.8. Provision for the new transport infrastructure within the site, including a new Overground station at Surrey Canal Road and an accompanying walking and cycle bridge, in partnership with TFL and infrastructure providers.
- 5.9. Positive frontages along key routes, with active ground floor frontages where possible.
- 5.10. Development proposals must protect and seek to enhance green infrastructure, including the SINC, where feasible.

Development guidelines:

- 5.11. Development should support the creation of a new high quality, mixed-use neighbourhood and visitor destination that is well integrated with its surrounding neighbourhoods and communities. Main town centre uses should be complementary in nature and scale and focussed on serving the development, whilst ensuring no adverse impact on existing town centres.

- 5.12. A new east-west route linking Folkestone Gardens / Deptford Park and Old Kent Road should form a central design feature, along with a clear north-south route linking South Bermondsey station to Bridgehouse Meadows and the new Overground station.
- 5.13. Quietway 1 runs along the eastern edge of the site, and should form a key focus for enhancements to the cycle network.
- 5.14. The layout of the site should ensure that Millwall FC Stadium can continue to function as a large spectator destination on a long term basis and must ensure it does not prejudice the ability of the stadium to expand. This includes appropriate arrangements for ongoing operation of the stadium, access, servicing and evacuation, without the need for relocation during construction of the Council owned land.
- 5.15. The design of development (including bulk, scale, massing and height of the buildings) should respond positively to its surrounding context and skyline including the heights of the railway viaducts, the SELCHP to the east of the site as well as Millwall FC Stadium located within the site. The site is a suitable location for tall buildings and the potential for tall buildings should be explored through the design-led process, taking into account protected views and vistas, including the panorama of the Bridge over the Serpentine.
- 5.16. New routes, public realm and open spaces should be designed to address severance within and outside of the site caused by railways, embankments, roads and SELCHP. Public realm and access enhancements should include :
- Walking and cycle routes along Bolina Road, and improved connectivity to Cycleway 10,
 - Walking and cycle routes to Surrey Quays north alongside the Overground, c. Walking and cycle routes and access to the new railway station at Surrey Canal Road and South Bermondsey station
 - Improved links to Bridgehouse Meadows including upgrades to the Connect 2 path running between Bridgehouse Meadows and Oldfield Grove e. Improvements to enable bus services within the site.
- 5.17. The design of development should respond positively to the historical and industrial character of the area, including the unlisted historic buildings at Ilderton Road. Connectivity with the old gas holders on Old Kent Road in the borough of Southwark should also be considered.
- 5.18. Proposals should maximise opportunities for decentralised energy network development associated with South East London Combined Heat and Power Station (SELCHP).
- 5.19. Transport for London and Network Rail should be consulted on development and design options.
- 5.20. Applicants should work in partnership with the Environment Agency and engage with them early at pre-application stage, to mitigate against flood risk.

- 5.21. Applicants should work in partnership with Thames Water to manage surface water, divert existing sewers where applicable and ensure infrastructure upgrades are delivered ahead of the site being occupied. New connections into the Ilderton Road trunk sewer will not be allowed. As Bolina Road does not have capacity for the whole of the site, development should utilise the capacity at the south end of the site.
- 5.22. **Record of Agreement:**
- D Both parties agree to the development requirements specified in the new Local Plan for the Surrey Canal Triangle MEL site, where they apply specifically to the Millwall Football Club part of the site.**
 - E Both parties agree to the development guidelines specified in the new Local Plan for the Surrey Canal Triangle MEL site, where they apply specifically to the Millwall Football Club part of the site.**

6. Timeframe for Delivery

Years 1 – 5 (2024)	Years 6 - 10	Years 11 – 15	Beyond 15 Years
Yes	Yes	Yes	Yes

- 6.1 **Record of Agreement:**
- F Both parties agree to the indicative timeframe for delivery outlined in the new Local Plan.**
 - G Both parties agree to work together positively to secure delivery/ completions during the period 1-15+ years to contribute to an improvement in housing delivery performance.**
 - H Millwall Football Club agrees to be transparent about deliverable timeframes and promptly notify Lewisham Council of any changes or delays to site delivery.**


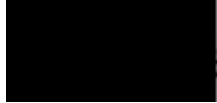
7. Governance Agreements

- 7.1. Normally SoCGs are prepared and then maintained on an ongoing basis; and be made publicly available to allow transparency. This is particularly the case in respect of SoCGs between Lewisham Council and its plan-making and infrastructure delivery partners. However, this SoCG has been prepared with a development industry partner with the specific intent of demonstrating the overall soundness of the new Local Plan, its site allocations and planning policies. It seeks to demonstrate how the development industry supports the new Lewisham Local Plan site allocation LNA SA 09 and will contribute towards on-the-ground delivery in a timely manner.
- 7.2. This SOCG will be revisited whenever agreements on outstanding matters have been reached.

8. Signatories

- 8.1 The signatories below confirm that this is an accurate record of the matters requiring cooperation between the two parties. When signing this SoCG:

- The Planning Policy Manager (or equivalent) is the lead Officer responsible for managing the SoCG,
- The Director of Planning (or equivalent) is responsible for signing off the SoCG.

Organisation	Name	Position	Signature	Date
London Borough of Lewisham	Nick Fenwick	Director of Planning		8 th July 2024
Millwall Football Club	Rebecca Burnhams	Planning Director obo MFC		5 th July 2024