



# **Lewisham Local Plan**

## **Examination Hearing Sessions**

### **Response to Actions**

### **Matter 18: Lewisham's North Area (Site Allocations LNA SA 19)**

**Prepared to inform the Local Plan Examination**

**November 2024**

## Introduction

- 1.1 This Paper is one of a short series that provides the London Borough of Lewisham's (the Council's) response to further actions raised through the Inspectors' post hearing letter (IN5).
- 1.2 The Paper seeks to respond to a specific request for further information that follows up on discussions during the examination hearing sessions, on Wednesday 10<sup>th</sup> July 2024, that focused on Matter 18 North Area Allocations.
- 1.3 The Paper contributes towards the Council's response to the request for further information; it provides a continuation to the submitted document LC57 in response to Actions 161 and 162 on Matter 18 North Area Allocations – specifically LNA SA 06 Apollo Business Centre and LNA SA 19 Creekside Village East.

## 2. Workplace training and job opportunities (Policies EC10)

**Inspectors' Post-Hearing Letter Information Request** – the Inspectors have made a further request for information/ clarification in their Post-Hearing Letter (IN5) that relates to Matter 18 North Area Allocations. Their request comprised the following –

“AP161 required an indication of when the temporary waste facility will cease and relocate. The Council's response is that it is “imminent.” Could the timescale be clarified?”

- 2.1 As previously mentioned in document LC57, the waste uses on this site are temporary and will be relocated to a site at Horn Link Way in Greenwich in the near future. The Development Management case officer associated with this planning consent has confirmed that the redevelopment of the Apollo site is not predicated upon the closure of the waste facility. Rather it is the other way round.
- 2.2 The waste uses will cease on site once the developer decides to start construction and commence mitigation measures associated with the subterranean infrastructure. There has been no indication when this will be but there is also no intelligence from the developer that delays are anticipated. Therefore, the council assumes that the site can be delivered in a timely manner, so that the site can be completed by 2028-29, in line with the proposed housing trajectory.

The Inspectors also requested the following –

“LNA SA 19 - mixed employment land allocation. We understand that a planning application was resolved to be approved in November 2020 subject to the section 106 agreement being signed and conditions to be discharged. The Council's response to AP162 does not provide any further indication as to the reasons for the delay or a timetable for bringing the site forward. Can the Council provide some clarification on this matter?”

- 2.3 As previously mentioned in document LC57, there is a resolution to approve dating from November 2020, but the Section 106 agreement has still to be signed. The delays in signing the Section 106 agreement have been due to the complex (confidential) discussions that have been taking place between two different landowners (Kitewood and Trinity Laban) and the delivery partner (Galliard). Recently, the priorities for one of the land owners (Trinity

Laban) has temporarily shifted focus, and this is having an impact on the eventual signing of the Section 106.

- 2.4 Discussions between the parties are still ongoing and the council is hopeful that an agreement can be reached. Given that the proposed housing trajectory anticipates that LCA SA 19 Creekside Village East being delivered during 2027-28 and 2028-29, there is sufficient time to sign the Section 106, implement the scheme and allow for a phased, masterplanned approach to take place across the site.