

Lewisham Local Plan: Statement of Common Ground between London Borough of Lewisham and Bellway Homes Ltd and Peabody Developments Ltd in relation to Site Allocation LNA SA 18 – Sun Wharf MixedUse Employment Location

Submission Stage (Regulation 22)

March 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 Bellway Homes Ltd (“Bellway Homes”) and (“Bellway”) and Peabody Developments Ltd (“Peabody”) 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. 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.
- 1.5. The Council notes that Savills, acting on behalf of Bellway Homes and Peabody, submitted a formal written representation during the Regulation 18 and 19 consultations. Their comments were particularly focussed upon the evolving developing proposals for their land interest. The Council welcomes this representation and has since formulated a comprehensive response within a submitted Duty to Cooperate response table, available at: https://lewisham.gov.uk/-/media/appendix-3-regulation-22-draft-local-plan-consultationwritten-representations-table_final-nov-2023.ashx?la=en

2. Relevant Bodies and Strategic Geography

- 2.1. The two relevant parties for the purpose of this SoCG are Lewisham Council and Bellway Homes and Peabody (the development partners), in relation to Lewisham Local Plan site

allocation LNA SA 18 Sun Wharf Mixed-Use Employment Location – boundaries are shown in **Map 3** .

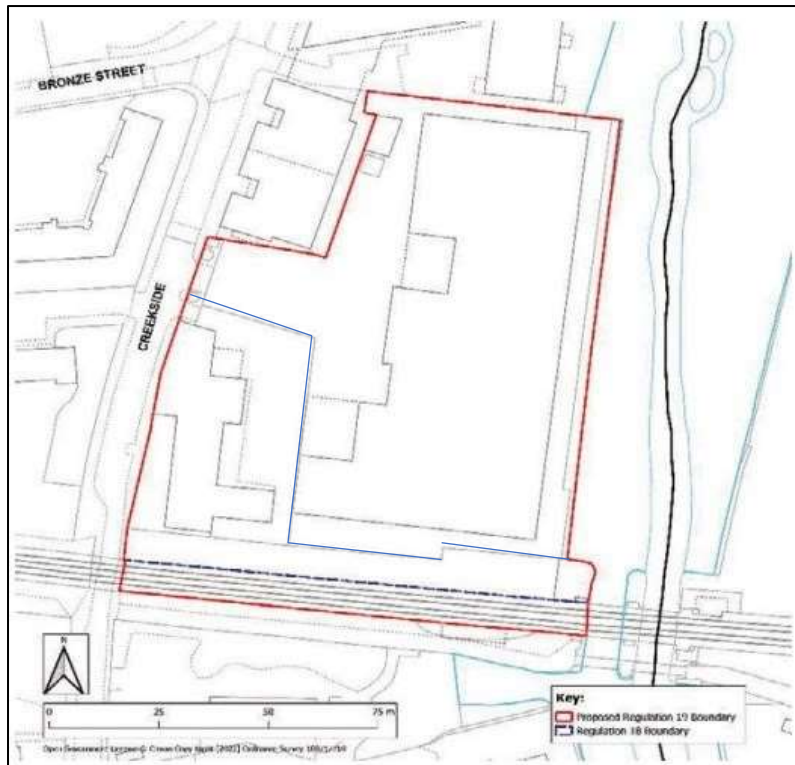
- 2.2. Located in South-East London, Lewisham is an inner London Borough. It is bordered by Boroughs of Bromley, Greenwich and Southwark and the River Thames – as shown in **Map 1**
- 2.3. Bellway Homes and Peabody is a landowner of Sun Wharf, as shown in **Map 2** (address.
- 2.4. While Bellway Homes and Peabody is the largest landowner within the designated site allocation, it is recognised that there are other parcels of land and involved parties within the allocation boundary. **Map 3** illustrates the boundary of site allocation LNA SA 18. As deemed necessary, the Council will initiate Statements of Common Ground with remaining Landowners where possible.



Map 1: The London Borough of Lewisham



Map 2: Boundary of land owned by Bellway Homes and Peabody



Map 3: Boundaries of Site Allocation LNA SA 18

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,
 - Appropriate Location for Tall Building,
 - Mixed-Use Employment Location,
 - adjacent Conservation Area,
 - Archaeological Priority Area,
 - adjacent to Site of Importance for Nature Conservation,
 - Waterlink Way,
 - Air Quality Management Area,
 - Creative Enterprise Zone,
 - Cultural Quarter,
 - Flood Zone 3,

- adjacent to River Ravensbourne,
- Tidal defences adjacent to site,
- Groundwater Source Protection Zone 3.

4. Sun Wharf 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 18 in the new Local Plan identifies opportunities for comprehensive mixed-use employment led redevelopment with compatible commercial, cultural, main town centre and residential uses. Public realm and environmental enhancements, including riverside improvements and new links to Ha'penny Bridge. 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.
- 4.3. The site is a Mixed-Use Employment Location comprising a mix of storage sheds and warehouse buildings. Existing occupiers include the Cockpit Arts, a business incubator facility supporting the creative industries. The site is bounded by the Grade II listed railway viaduct to the south and Deptford Creek to the east. The Deptford Creekside Conservation Area boundaries lies to the south and west. The safeguarded Brewery Wharf, within the Royal Borough of Greenwich, is nearby. Redevelopment and site intensification, along with the integration of commercial, cultural and other uses, will provide a more optimal use of land to support the Deptford Creekside Cultural Quarter. Development will also enable public realm and environmental enhancements to improve the quality of the Creekside area, along with the immediate setting of the Deptford Creekside Conservation Area.

Indicative Capacity:

- 4.4. The new Local Plan sets out an indicative capacity for the entirety of the site of:
- 220 net residential units (or other alternative residential uses),
 - 1,443 gross employment floorspace (m²) and
 - 0 main town centre gross floor space.
- 4.5. 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, and build to rent. 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.

- 4.6. The indicative capacities reflect actual consents where planning applications have 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).

Current site status:

- 4.7. Current estimates of site capacity can be found within Lewisham Council's updated housing trajectory document, available at: https://017f5bf8-ff4d-415b-be58-79dae2836c33.usfiles.com/ugd/017f5b_4b21806418dd4f08898de365805eb855.pdf

Existing planning consent:

- 4.8. DC/22/125674 – Full application for the reconfiguration of the main building at Cockpit Arts Centre, 18-22 Creekside to provide café, educational facility, foyer and visitor entrance.
- 4.9. DC/20/118229 – Full application for the demolition of all existing buildings and comprehensive redevelopment to provide three new buildings ranging in heights of 3 to 19 storeys to provide 220 residential units (use class C3), and 1,132m² of commercial floorspace (Use class E) plus 311m² commercial floorspace in a container building.
- 4.10. **Record of Agreement:**
- A** *Bellway Homes and Peabody and Lewisham Council agree to the principle of development for the site for commercial, cultural, main town centre, residential, and that development should ensure the long-term viability of such uses at the site,*
 - B** *The site capacities identified in the new Local Plan (LNA SA 18) reflect the consent already granted for the site, and are a starting point for any future applications coming forward.*
 - C** *Both parties have engaged collaboratively throughout the application process to ensure optimal outcomes for the site, and agree to continue to do so.*

5. Development Requirements and Guidelines

Development requirements:

- 5.1. Landowners should work in partnership and development must be delivered to ensure coordination, phasing and balance of uses across the site including the Cockpit Arts Centre and Sun Wharf parcels of land, in line with Policy DM3 (Masterplans and comprehensive development).
- 5.2. Provision of commercial floorspace in line with Policy EC7 (Mixed-use Employment Locations) including all types of studio space that meets the needs for space for creative industries.
- 5.3. Positive frontage along Deptford Creek, Creekside and to the southern site boundary, with active ground floor frontages where possible.

- 5.4. Development must provide physical and visual links to the roadway adjacent to the railway arches and optimise the future potential for commercial, cultural and/or community activities.
- 5.5. The site must be fully re-integrated with the surrounding street network to improve access and permeability. The site should promote appropriate connections to the surrounding street network, including potential connections to Cycleway 10 which runs over Ha'penny Bridge running along Creekside.
- 5.6. Delivery of new and improved public realm and open space in accordance with a site-wide public realm strategy, including:
 - A new public square,
 - New and enhanced waterside access including provision of a new public path along Deptford Creek and potential for new public access to this path by the route to the north of the railway viaduct arches;
 - Potential for a new walking link through the viaduct arches to Ha'penny Bridge.
- 5.7. Development must improve the ecological quality and amenity value of the riverside environment at Deptford Creek, taking into account the River Corridor Improvement Plan SPD.
- 5.8. Development proposals must protect and seek to enhance green infrastructure, the intertidal terrace, the sand martin bank at Deptford Creek and the SINC at Creekside Discovery Centre, The Creek and at Sue Godfrey Park, and balanced against any requirements needed to mitigate against flood risk.
- 5.9. Development proposals must incorporate ways of revealing and conveying the history and heritage of the site and its surroundings, including riverine, railway, industrial and social history, as well as marking the entrance to Deptford and the borough by train.
- 5.10. Development should not adversely impact on the World Heritage Site or other heritage assets within Royal Greenwich such as the Grade II Listed former Greenwich Town Hall and its' prominent tower.

Development guidelines:

- 5.11. Development proposals should prioritise the integration of new workspace, artists' studio space and cultural facilities that contribute to the Deptford Creekside Cultural Quarter,.

Other main town centre uses should be complementary in nature, ensuring no adverse impact on the vitality and viability of Deptford High Street.

- 5.12. The development should be designed so that the Cockpit Arts building retains a visual presence from Creekside, including where the building is to be re-provided.
- 5.13. The design of the development should enable the viaduct arches to be opened up and refurbished for commercial, cultural and/or community uses.
- 5.14. Artist studio space should be provided to complement creative uses that exist to the north and south of the site (Kent Wharf, Faircharm and Cockpit Arts), which together form an important cluster in the Cultural Quarter.

- 5.15. The potential for taller building elements to reflect the surroundings should be considered as part of a design led approach, and should ensure minimal impact on the Grade II listed railway viaduct and the Lifting Bridge Structure as well as the setting of the Grade I Listed St Paul's Church in Deptford and the LVMF panoramic view from Blackheath Point. The precise location for taller elements should be informed by a design-led approach.
- 5.16. Regard should be had to the nearby safeguarded Brewery Wharf and proposed development should be designed to minimise the potential for conflicts of use and disturbance, including utilising the site layout, building orientation, uses and appropriate materials to design out potential conflicts, in line with the Agent of Change principle.
- 5.17. The design of the development should respond positively to the character and nature of Deptford Creek and the existing street pattern and ensure increased permeability through the site with public access to a route running along Deptford Creek that connects into the wider Waterlink Way. Development should not result in a reduction in existing footway or carriageway space.
- 5.18. Connections running south through the railway viaduct and east-west from Creekside along the northern edge of the viaduct should also be explored.
- 5.19. The design of the site should take account of views from within the Deptford Creekside Conservation Area, along Creekside, from the east bank of the Creek and from within Sue Godfrey Park Site of Importance for Nature Conservation. Development should ensure new buildings maximise the aspect over the waterway and enable longer distance views beyond the waterway.
- 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, allow access for maintenance and repair of sewers and ensure infrastructure upgrades are delivered ahead of the site being occupied. There is potential for discharge into Deptford Creek. New connections into the Creekside trunk sewer will not be allowed.
- 5.22. Network Rail should be consulted on development and design options including an eastwest link along the northern side of the viaduct and access through the arch for a potential north-south link.
- 5.23. **Record of Agreement:**
D Both parties agree to the development requirements specified in the new Local Plan for the Sun Wharf MEL site,
E Both parties agree to the development guidelines specified in the new Local Plan for the Sun Wharf MEL site,

6. Timeframe for Delivery

| Years 1-5 | Years 6 - 10 | Years 11 – 15 | Beyond 15 Years |
|-----------|--------------|---------------|-----------------|
|-----------|--------------|---------------|-----------------|

| | | | |
|-----|---|---|---|
| Yes | x | x | x |
|-----|---|---|---|

6.1. The expected timescales and rate of development for SA18 is as follows:

- Year 4 (2027/28) – 180 units; and
- Year 5 (2028/29) – 40 units.

6.2. The expected timescales and rate of development is based off ‘residential’ permitting all residential types of housing, i.e. market housing, co-living, student, BTR etc.

6.3. **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 to contribute to an improvement in housing delivery performance.

H Bellway Homes and Peabody 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 18 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 during the course of the Local Plan process.

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 | | 25/07/2024 |
| Bellway Homes | Jamie MacArthur | Regional Planning Director | | 25/07/2024 |
| Peabody | Richard Murrell | Director of Land and Partnerships | | 25/07/2024 |