

Lewisham Local Plan: Statement of Common Ground between London Borough of Lewisham and Tesco Stores Ltd and Astir Living Ltd in relation to Site Allocation LCA SA 05 – Land at Conington Road and Lewisham Road (Tesco)

Submission Stage (Regulation 22) June 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'), Tesco Stores Ltd ('Tesco') and Astir Living Ltd ('Astir') 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 Lichfields, acting on behalf of Tesco, and Boyer on behalf of Astir submitted formal written representation's during the Regulation 19 consultation. Their comments were particularly focussed upon the 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
- 1.6. This Statement of Common Ground includes both matters that have been agreed and matters yet to be agreed. The latter is shown as *italicised text*.

2. Relevant Bodies and Strategic Geography

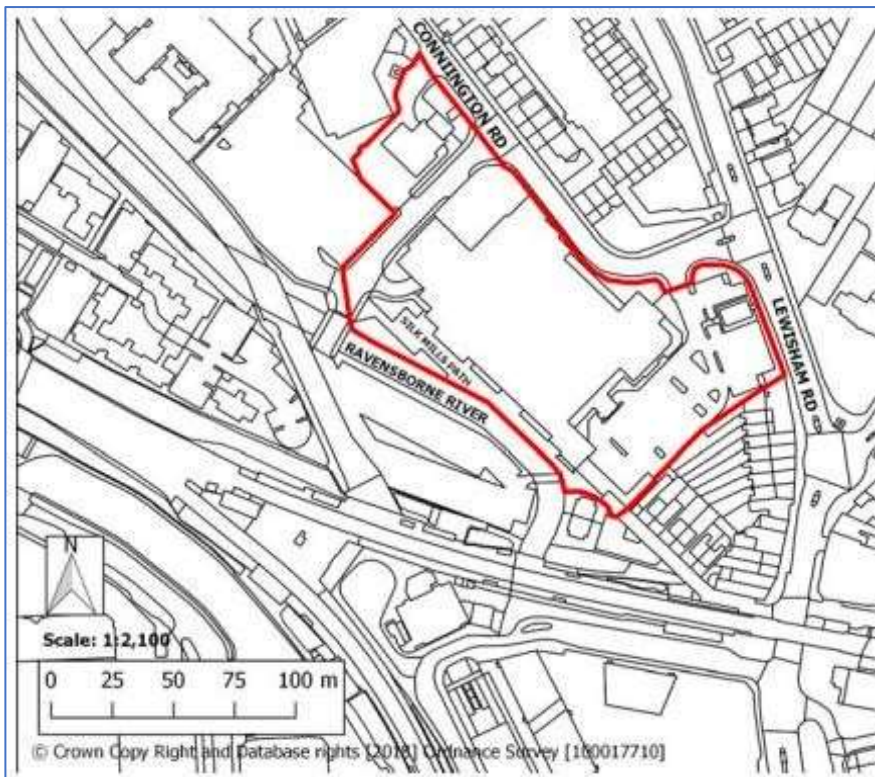
- 2.1. The three relevant parties for the purpose of this SoCG are Lewisham Council and Tesco (landowner) and Astir (the development partner) in relation to new Lewisham Local Plan site allocation LCA SA 05 (the 'Site') – boundaries are shown in Map 2.

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. Tesco is the owner of the Land at Conington Road and Lewisham Road (Tesco) (Tesco, 209 Lewisham Road, Lewisham, London, SE13 7PY). Astir are the development partner.



Map 1: The London Borough of Lewisham



Map 2: Boundaries of Site Allocation LCA SA 05

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:

- New Cross, Lewisham, and Catford Opportunity Area (OA),
- Regeneration Node,
- Appropriate Location for Tall Buildings,
- Adjacent to Strategic Open Space,
- Area of Archaeological Priority,
- Air Quality Management Area,
- Air Quality Focus Area,
- Major Centre (Lewisham Town Centre),
- Night-time Economy Hub,
- Flood Zones 1, 2, 3,
- River Ravensbourne on-site,
- Groundwater Source Protection Zone 1,
- Critical Drainage Area.

4. Land at Conington Road and Lewisham Road (Tesco) 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 LCA SA 05 in the new Local Plan identifies opportunities for comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses¹. Public realm, access and environmental enhancements including new public open space, improved walking, and cycle routes along the river.

4.3. This site is located within Lewisham Town Centre alongside Lewisham Station and the recently completed 34 storey Meyer Homes (MH) tower to the South and the surrounding residential area to the north.

¹ 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.

4.4. The River Ravensbourne runs along its western edge. The site is currently occupied by a large format retail building and car park. Comprehensive redevelopment and site intensification, along with the replacement of the existing retail store or introduction of a wider range of uses, will provide a more optimal use of land to support the long-term vitality and viability of the town centre. Redevelopment will also enable river restoration works along with other public realm and environmental improvements, better connecting the site to its immediate surrounds and the interchange.

4.5. It is recognised that Tesco's requirements in regard to retaining an operational store at the Site are central to the scheme's success and Tesco must be satisfied with the future consented proposals to enable the proposed redevelopment to come forward without prejudicing their primary business, a highly competitive supermarket retailer.

4.6. *(Matter yet to be agreed A) The Council identifies the site as occupying a transitional position from the surrounding residential area leading into the heart of Lewisham Major Centre from the North.*

4.7. *(Matter yet to be agreed B) The New Local plan sets out an indicative capacity¹ of:*

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- 407 net residential units (Use Class C3);
 - 1,901 gross employment floorspace (m²); and
 - 7,604 main town centre gross floorspace (m²).

Site capacities have been assessed through 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. The latest indicative site capacities were arrived through a density based approach based on the average density within 400m of the town centre in a central area as set out in the Residential Density Technical Paper 2020 (EB06).

Tesco Stores and Astir Living state: The Site Allocation Background Paper does not provide a true reflection of the Site's character. It is instead considered that the Site presents itself as an urban/central location and should therefore be capable of facilitating a density of 450 dwellings per hectare. Tesco requires its replacement store to have a minimum net sales area of c.2,325

¹ 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 site assessment's, consultations, Lewisham Call for sites (2015 and 2018) and the London SHLAA, to identify that, subject to further viability testing, the site is suitable for development, available and achievable, and with reasonable prospect of being delivered within an identified timescale. The indicative site capacities were arrived through a density-based approach assuming the Site is in an urban location as set out in the London Plan (2016).

² For sites 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 design-led approach and having regard to relevant planning policies.

sqm (25,000 sq.ft.) which is to be provided at podium level. Tesco have made it clear that this quantum is necessary to support the operation and viability of the store and the site allocation should reflect this.

Current site status:

- 4.8. The site is currently at pre-application stage. Current estimates of site capacity can be found within the Council's updated housing trajectory document, available at:
https://lewisham.gov.uk/-/media/final-updated-housing-trajectory_021123.ashx?la=en
- 4.9. **Record of Agreement:**
- A. Tesco Stores Ltd and Lewisham Council agree to the principle of development for the site for a mix of main town centre, commercial and residential uses.**
 - B. Both parties accept the site capacities identified in the new Local Plan LCA SA 05 are indicative and therefore not prescriptive. 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.**

5. Development Requirements and Guidelines

Development requirements:

- 5.1. The site must be re-integrated with the surrounding street network to improve access and permeability into and through the town centre, with enhanced walking and cycle connections to residential areas and public spaces. This will require a hierarchy of routes with clearly articulated east-west and north-south corridors, centred on an improved Silk Mills Path.
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- 5.2. Positive frontage with active ground floor frontages along key routes.
- 5.3. *(Matter yet to be agreed C) Delivery of new and improved public realm in accordance with a site-wide public realm strategy, including A new public square linked to Silk Mills Path; River restoration and a riverside walk.*
- 5.4. Development must be designed to improve the ecological quality and amenity value of the River Ravensbourne, including a riverside walk incorporating the existing bridges with an attractive and robust embankment taking into account the River Corridor Improvement Plan SPD.

Development guidelines:

- 5.5. Development should provide for a complementary mix of uses which support but do not detract from the vitality and viability of Lewisham town centre, particularly the Primary Shopping Area.

5.6. **(Matter yet to be agreed D)** *The site should function as a transitional site, both in terms of land use and visual amenity, from the surrounding low-rise residential neighbourhoods into the transport interchange, Lewisham Gateway, and the heart of the town centre. The design of development must step down and respond positively to the residential properties at the site's eastern side, at Conington Road and beyond.*

5.7. **(Matter yet to be agreed E)** *Development should ensure buildings are set back sufficiently to be able to provide high quality urban spaces with generous, functional, and formal landscaped areas forming the central part of an improved Silk Mills Path and the river corridor. Dissecting Silk Mills Path should be access from Lewisham Road and Conington Road, linking to the river and Lewisham interchange.*

5.8. Applicants should work in partnership with the Environment Agency and engage with them early at pre-application stage, to mitigate against flood risk.

5.9. Applicants should work in partnership with Thames Water and engage with them early to minimise impacts on groundwater, manage surface water, divert existing sewers where applicable and ensure infrastructure upgrades are delivered ahead of the site being occupied through a housing phasing plan. Given the adjacent watercourse, surface water should not be discharged to the public network. New connections into the trunk sewer running south to north through the site will not be allowed.

5.10. **(Matter yet to be agreed F)** *Development should respond positively in scale, bulk, and massing to the River Ravensbourne, taking advantage of the natural slope of the site. The river embankment should be visually and physically accessible from Conington Road and improve access to Lewisham transport interchange, Lewisham Gateway, and the wider town centre environs.*

5.11. Development should respond positively to the scale and grain of the existing historic fabric towards the southern end of the site, at Silk Mills Path and Lewisham Road.

5.12. Development should respond positively to Eagle House, which sits on the site's eastern edge fronting Lewisham Road. This building was constructed in approximately 1870 and is one of the original Anchor Brewery Buildings. It is of architectural and local significance.

5.13. **(Matter yet to be agreed G)** *Development should allow for the retention and/ or reprovision of the bus stop and stand facility that are currently provided on this site.*

5.14. **Record of Agreement:**

- All three parties agree to the development requirements 1, 2 and 4 specified in the new Local Plan for the Land at Conington Road and Lewisham Road (Tesco) site.
- All three parties agree to the development guidelines 1, 4, 5, 7, 8 specified in the new Local Plan for the Land at Conington Road and Lewisham Road (Tesco) site.

6. Timeframe for Delivery

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

6.1. Record of Agreement:

- A. All three parties agree to the indicative timeframe for delivery outlined in the new Local Plan.**
- B. All three parties agree to work together positively to secure delivery/ completions during the period 1-10 years to contribute to an improvement in housing delivery performance.**
- C. Tesco Stores Ltd and Astir and Tesco 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 LCA SA 05 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.

Organisation	Name	Position	Signature	Date
London Borough of Lewisham	Nick Fenwick	Director of Planning		17 th June 2024
Tesco Stores Ltd	Louise Ford	Town Planning Manager		13.06.2024
Astir Living Ltd	Travis Crawford	Partner		13.06.2024