

Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	LEWISHAM GATEWAY	
Ward	LEWISHAM CENTRAL	
Contributors	HELEN MILNER	
Class	PART 1	10 August 2017

<u>Reg. Nos.</u>	(A) DC/16/98461
<u>Application dated</u>	26.09.2016
<u>Applicant</u>	Quod [on behalf of Lewisham Gateway Developments Limited]
<u>Proposal</u>	An application submitted under Section 73 of the Town & Country Planning Act 1990 for Minor Material Amendments in connection with the planning permission DC/06/62375 (granted on 8 May 2009) for the comprehensive mixed use redevelopment of the Lewisham Gateway Site, SE13 (land between Rennell Street and Lewisham Railway Station) for up to 100,000m <sup>2</sup> comprising retail (A1, A2, A3, A4 and A5), offices (B1), hotel (C1), residential (C3), education/health (D1) and leisure (D2) with parking and associated infrastructure, as well as open space and water features <b>comprising amendments to the floorspace allocated to the approved uses (no increase in total floorspace), amendments to the physical parameters of Blocks C1, C2, D1, D2 and E including raising the height of blocks, changes to the footprints and massing, omission of Block F and basement car parking, and associated changes.</b>
<u>Applicant's Plan Nos.</u>	AA5575-2001, 2002, 2003, 2004, 2005, 2006, 2007 & 2008; Design & Access Statement; Planning Statement; Delivery Statement
<u>Background Papers</u>	(1) Case File LE/152/Z/TP (2) Local Development Framework Documents <ul style="list-style-type: none"> <li>• Core Strategy</li> <li>• Lewisham Town Centre Local Plan</li> <li>• Development Management Local Plan</li> </ul> (3) The London Plan
<u>Designation</u>	Designation Core Strategy – Strategic Site Allocation 6

## Screening

The existing planning permission was EIA development with an Environmental Statement and therefore it was accepted that an addendum to this report would be required. A scoping report was submitted to the council in July 2016, to which the Council responded in August 2016, which is attached in Appendix 2

### **1.0 Introduction**

#### Background to the Current Application

- 1.1 On 8 May 2009 planning permission was granted subject to conditions and a s.106 agreement for the comprehensive mixed use redevelopment of the Lewisham Gateway Site for up to 100,000 m<sup>2</sup> comprising retail (A1, A2, A3, A4 and A5), offices (B1), hotel (C1), residential (C3), education/health (D1) and leisure (D2) with parking and associated infrastructure, as well as open space and water features. The permission was in outline with all matters reserved other than works comprising the realignment of the public highway and diversion of the existing Ravensbourne and Quaggy rivers that were approved in detail. The planning permission has been implemented
- 1.2 On 26th September 2016 an application was submitted under s.73 of the Town and Country Planning Act 1990 to vary the development parameters for Phase 2.

#### Strategic Planning Committee 21 March 2017

- 1.3 At its meeting on 21 March 2017 the Strategic Planning Committee considered a report (attached at Appendix A) on the proposed amendments. The application was recommended for approval subject to amended and updated conditions and s.106 Agreement.
- 1.4 Following representations at the meeting from the applicant and objectors and consideration of the report, the Committee resolved to defer a decision on the application. The reasons for deferral are summarised below.
1. No affordable housing within the scheme – more details, options and justification required.
  2. Clarity around extra benefit to community following increase in height, density, massing and scale.
  3. Further information on the quality of the public realm – what will the public experience be? How comfortable will it be considering the daylight/sunlight, overshadowing and wind study results? What will be the quality of the public space? How will the impacts be mitigated?
  4. How sustainable is the mix of uses being offered – is this a sustainable offering of mixes for the wider community?
  5. Loss of business space (B1) – what other uses have been explored?
  6. Clarity of impact on healthcare – access to doctors surgeries / GPs.
  7. To what level would the height and massing of the blocks need to be for scheme to be viable and provide affordable housing (policy compliant tenure mix or London Living Rent).

8. Include a clear obligation for the delivery of the cinema.
9. Details of overspend on infrastructure – why should the developer's overspend be at the Council's/local community cost.

#### Strategic Planning Committee 4 July 2017

- 1.5 In response to the reasons for deferral the applicant submitted further information on the proposals. In the light of this extra information the case was reported back to the Strategic Planning Committee on 4 July 2017 with a recommendation for approval subject to amended and updated conditions and s.106 Agreement.
- 1.6 Following representations at the meeting from the applicant and objectors and consideration of the report (attached at Appendix B), the Committee resolved to refuse the application for amendments submitted under s.73 of the Town and Country Planning Act 1990.
- 1.7 Following the meeting Officers have drafted reasons for refusal and these are reported for agreement by the Committee.

## **2.0 RECOMMENDATION**

- 2.1 That the application submitted under Section 73 of the Town & Country Planning Act 1990 for Minor Material Amendments in connection with the planning permission DC/06/62375 (granted on 8 May 2009) for the comprehensive mixed use redevelopment of the Lewisham Gateway Site, SE13 be REFUSED for the following reasons:
  1. The proposed amendments increase the residential floorspace and dwelling numbers through a reduction in the amount of non-residential floorspace on the site and without a proportion of on-site affordable housing being provided, resulting in a land use mix contrary to the development objectives and land use priorities set out in Strategic Site Allocation 6 of the Lewisham Core Strategy 2011.
  2. The proposed increase in the height, scale and mass of the development will increase overshadowing of the public realm resulting in an unacceptable impact on the quality of these public spaces contrary to the urban design principles set out in Strategic Site Allocation 6 and Policy 15 of the Lewisham Core Strategy 2011 and DM Policy 30 of the Lewisham Development Management Local Plan 2014.