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Date 12 November 2012
Our ref 13271/SB/NW/3256370v1
Email : planning.policy@lewisham.gov.uk

Dear Sir/ Madam

**London Borough of Lewisham : Consultation Lewisham Town Centre Local Plan (LTCLP)
Submission Version, September 2012**

We write on behalf of our client, Tesco Stores Ltd (Tesco), regarding the above consultation, ending 12 November 2012.

Tesco welcomes the focus on the promotion of the development potential within the Conington Road Town Centre Area (in which the Tesco Lewisham store resides) in the Lewisham Town Centre AAP Submission Version (as modified), September 2012. Tesco notes the very limited modifications proposed to Policy LAAP5 and the explanatory paragraphs.

Tesco is still reviewing its store operation and the potential development options in this Area. It continues to support the mixed use designation and the flexible policy approach to the future redevelopment of the existing surface car parks. However, in response to changing circumstances, Tesco considers the wording of the proposed policy and explanatory paragraphs to be unjustifiably too prescriptive in some respects, and that potentially the deliverability of the desired mixed use development might be undermined.

Tesco considers the area objectives and policy approach are best served by promoting the suitability of the Tesco block and adjoining car parks for a range of appropriate mixed uses, including more residential, student accommodation and main town centre uses that complement the Central Town Centre Area, to be consistent with the flexibility contemplated in para 4.16 and to achieve a balanced, high density neighbourhood within the Town Centre Area.

Accordingly, we recommend:

Para 4.16 2nd sentence is revised to read: *"Tesco has expressed an interest in reviewing its store operations. This may include store expansion, car parking changes and a mix of non-retail uses including residential. Alternatively, this may include a more residential-led redevelopment on some of its store car parks."*



Para 4.17 is revised to read: *"The indicative capacity of the Conington Road Town Centre Area cannot be assessed at this time, as this depends on the amount of residential, retail and/ or other uses in the mix, by way of indicative guidance an all residential option might deliver 400 homes"*

, Key Area Objectives 2nd and 3rd bullets are revised to read:

- *"Enhance the ecological quality of the river environment and seek to establish the river corridor as a valuable public amenity"*
- *"Provide improvements to the existing edge of centre foodstore to supplement the retail services contained in the Central Town Centre Area."*

Policy LAAP 5 para 1 be revised to read:

"1. The Conington Road Town Centre Area is designated for mixed use development. Proposals will be encouraged to contribute to the following principles, in so far as is appropriate having regard to CIL Regulation 122 and where principles are not being secured through other means"

Policy LAAP5 para 2 addresses additional site specific requirements for S6 Tesco block, car park and petrol station. We would recommend the wording be revised to read:

"2. Mixed use development that complements the current town centre offer and residential development will be welcomed. The extent to which such development responds to the following principles [a-f] depends upon the nature and scale of that mix and its effect, having regard to CIL Regulation 122 and the extent to which these principles are being secured through other means [a-e]"

f. any redevelopment involving the retention of the existing store should seek to enhance the building the appearance and environmental performance of the existing store should be enhanced

Please confirm safe receipt of this representation and please contact me or my colleague Steven Butterworth, if you would like to discuss any aspect of it.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nia Wilkinson'.

Nia Wilkinson

Associate Director

Copy

Andrew Lowe Tesco Stores Ltd