

Gareth Clegg
Principal Planning Officer- Development Management
Lewisham Council
Laurence House
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London
SE6 4RU

Delivered via email to: gareth.clegg@lewisham.gov.uk

3 October 2022

Dear Gareth,

RE: PRE-APPLICATION DISCUSSIONS RELATING TO WILLOW WAY

Firstly, thank you for meeting with our team on Friday 23rd September to discuss the emerging proposals for Willow Way.

In response to that meeting, we write to set out an overview of the planning strategy and provide further information in the form of a 'Post *Pre-Application Response Document*' for consideration.

Kitewood Estates Ltd ('Kitewood') have been meeting with the LB Lewisham in relation to Willow Way since the end of 2019, with a view to bringing forward a comprehensive phased development of the main site ('sites'/ 'parcels' A, B and C), as envisaged within the emerging Local Plan. Whilst this remains our intention, the first phase of development could come forward within the context of the adopted Local Plan policies having regard to the emerging policy position and without prejudice to the remaining parcels.

Kitewood have secured development agreements relating to Site A and C, and are entering final discussions with the Council over Site B. The length of time taken to date means that we are contractually required to submit a detailed application for one part of the site (Site A), whilst continuing to work with the Council, GLA and wider community, to deliver the wider masterplan.



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On the basis that no other developer is in a position or committed to take forward the strategic planing and delivery role to ensure the early and comprehensive delivery of the overall site, it is very much hoped that the Council will support and work with us on this basis. The team are in positive dialogue with Lewisham Estates and the intention of all parties is to certainly deliver a comprehensive proposal.

The following therefore explains our ownership position, the intention for an 'early' application for one part of the site without prejudice to the work that has already been undertaken to produce the emerging masterplan.

Site Ownership

As metioned in the introductory section of this letter, Kitewood control a parcel of land, known to our team as 'Site A', located on the east side of Willow Way, adjacent to Miriam Lodge and William Wood House.



Site A comprises three ownerships and includes piecemeal employment floospace totalling approximately 1,299 sqm/ 13,981 sqft, summaried in the table below:

Address	Tenant	Use	Sqft	Sqm
21-25 Willow Way	Delta Motors	B1 (Office)/ Residential	1259	117
		B2 (General Industrial) / Sui Generis	753	70
		B8 (Storage)	915	85
27-49 Willow Way	Hallmark Catering Hire	B1 (Office)	506	47
		B8 (Storage)	8536	793
51-57 Willow Way	Beeline Services	B1 (Office)	1076	100
		B8 (Storage)	936	87
TOTAL	-	-	13,981	1,299

Delta Motors includes residential accomodation totalling around 100sqm. This floospace has been included in the employment floorpace totals for now. However, it understood that flat 21a Willow Way is a Band A property on the Council Tax Register (Council's ref: 091400021400004).

As identified above, for commercial reasons, Kitewood must submit a detailed planning application relating to Site A by 31 December 2022.

The application must be capable of validation and of being finally determined. However, during

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the determination period, Kitewood will be able to submit revisions to the original application submission plans/ documents as may be required to address any consultee comments.

It is not the case that Kitewood will be able to withdraw this application but we are able to submit a further planning application whilst the application (submitted by 31 December 2022) remains undetermined.

Site A: Proposed Development

The Proposed Development of site A will seek the re-provision of the existing quantum of employment floorspace on Site A along with co-locating residential dwellings above the employment floorspace.

The employment floorspace will be provided at ground floor level as flexible workspace for more 'gritty' employment uses with a mezzanine level for ancillary office space. The employment space will continue to be serviced from Willow Way.

The pre-application response document produced by Dunnett Craven following the pre-application meeting on 23 September, sets out two options for delivering the flexible employment floorspace.

The retention and enhancement of existing employment floorspace according with the adopted Core Strategy Policy 3 and the opportunity to co-locate homes in a sustainable location fully accords with the aspirations of the NPPF efficiently use brownfield land, and the emerging planning policy which seeks to intensify the sites at Willow Way to deliver employment-led mixed use development.

The redevelopment proposals offer improved employment floorspace and an opportunity to boost to the supply of new homes helping to meet the Borough's existing shortfall. The key benefits of the proposal can be summarised as follows:

- *Redevelopment of an underused brownfield site (in line with NPPF)*
- *the re-provision of the existing quantum of employment floorspace to deliver new high quality flexible industrial floorspace to accommodate a range of potential users*
 - *74 new residential units, including affordable homes, contributing towards borough and London-wide housing targets;*
- *Creation of new jobs for the commercial floorspace, plus additional jobs during the construction phase of the development and within the wider economy; and CIL and s106 contributions towards local infrastructure improvements.*

Site A functions largely in isolation from the remaining sites with development capacity within the emerging allocation (namely Sites B, C, and D) as it is physically separated by Willow Way. Notwithstanding this, the proposed development has been considered to ensure the continued function of the surrounding uses. The vision for the emerging masterplan is to create a new employment-led mixed-use area, introducing employment/commercial uses across the entire site in a mix of ground floor units in a range of sizes to suit the varied needs of different small and medium sized businesses and creative industries.

For reference purposes, it is intended that the Site A application will be accompanied by the emerging Masterplan showing the comprehensive proposals for the wider area.

We will seek to demonstrate that the proposed development is compliant with the adopted Development Plan policy and will not prejudice future development of neighbouring sites.

Masterplan for Sites (A), B, C, D and E: Proposed Development

Kitewood control Site C and have been working collaboratively with the Council's Estates team,

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the owners of Site B, to develop the proposals within the context of the emerging masterplan and to progress a planning application at the earliest available opportunity.

It is considered that site D, being the smallest of the parcels can accommodate limited further development and Site E is already maximised. However, the emerging masterplan will demonstrate that the delivery of site A, B and C will not prejudice the delivery of the remaining parcels.

Milestones

Kitewood set out the sequence of the anticipated milestone (below) and look forward to discussing this with officers with a view to agree the approach.

Milestone Dates (anticipated)	Site A	Sites B & C
23 rd Sept 2022	Pre-Application Meeting with LB Lewisham	Pre-Application Meeting with LB Lewisham
3rd Oct 2022	Kitewood to provide Planning Strategy to LB Lewisham for review along with the revised proposal for Site A (See Pre-Application Response Document) for the Council's consideration.	Pre-Application Response Document also provides updated proposals for the emerging Masterplan for the Council's consideration.
w/c Mon 3 rd Oct 2022	Follow up meeting with LB Lewisham to discuss: <ul style="list-style-type: none"> the Planning Strategy; a possible Planning Performance Agreement to co-ordinate the strategy/ timing for the two application coming forward. the revised proposals for Site A; a program for further meetings that are required in advance of submission of the Site A application. the consultation strategy in relation to Site A. 	Additional matters to discuss at a follow up meeting with LB Lewisham: <ul style="list-style-type: none"> the revised masterplan proposals for the wider area. a program for further meetings that are required with LB Lewisham; Design Review; GLA etc. the consultation strategy in relation to the emerging Masterplan.
w/c Mon 10 th Oct 2022	<u>Design freeze for Site A Development Proposals and team instructed for prepared the Full Planning application for site A in accordance with the adopted Development Plan with reference to the emerging policy context.</u>	
Oct 2022	Pre-application follow up meetings as required.	Kitewood will continue to collaborate with the Lewisham Estates to reach agreement on the commercial terms to allow the pre-application discussions to advance.
Nov 2022	Consultation of Site A proposals (Strategy to be agreed with LB Lewisham)	<ul style="list-style-type: none"> Design review in relating to the emerging masterplan; Following up Pre-application meetings in accordance with PPA; EIA screening/ scoping;

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		<ul style="list-style-type: none"> Engagement with the GLA; Consultation on the emerging masterplan. <p><i>(To be agreed with LB Lewisham and dependent of reaching agreement with Lewisham Estates as above)</i></p>
23 Dec 2022	<u>Kitewood submit Full Planning Application for Site A</u>	
January 2023	Extension of Time agreed as necessary to allow the application submission for Sites B and C to be advanced.	<ul style="list-style-type: none"> Follow up pre- application meetings as necessary Following up consultation as necessary <p><i>(To be agreed with LB Lewisham and dependent of reaching agreement with Lewisham Estates as above)</i></p>
Feb- June 2023	Discussions to take place in relation to the consultee comments; any necessary drawing revision etc.	<p>Work on the Full Planning application relating to Sites B and C to be instructed</p> <p><i>(Dependent on reaching agreement with Lewisham Estates as above)</i></p>
June 2023	Submission of any revisions as required	<p>Submission of Full Planning Application.</p> <p><i>(Dependent on reaching agreement with Lewisham Estates as above)</i></p>
Oct 2023	Target for Committee	Target for Committee
Aug- Dec 2023	S106 matters	S106 matters
Dec 2023	Decision	Decision

I hope this letter provides clarity on how we see this moving forward and we would welcome a meeting with you later this week to discuss the content of this letter.

In the meantime, do not hesitate to contact Philip or I if you have any queries or require clarification on the above.

Yours sincerely,

Sara Sweeney MRTPI
Senior Planning & Development Manager

Cc' Philip Atkins, Planning Resolution
Charles Dunnett, Dunnett Craven
Chris Fletcher, Dunnett Craven

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