

# MEREDALE LIMITED

Meredale Ltd  
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Brian Regan  
Planning Services  
Lewisham Borough  
Laurence House  
1 Catford Road  
London SE6 4SW

2<sup>nd</sup> December 1010

Dear Mr Regan

**Re : 2 Creekside and 1-7 Creekside Regeneration : Spatial Core  
Strategy and Site Allocation REFERENCE SITE : SA13**

I have already accepted the invitation to join the Developer Forum Meeting on the 13<sup>th</sup>, so I look forward to meeting you again then.

In the meantime I would like to make sure that my voice is heard and that the Inspector will have another opportunity to reconsider the zoning of land south of the railway line in Creekside, referred to as site SA13.

I have been making representations to the Local Authority for 10 years and I have included a small sample of correspondence over the last four years for your easy reference. It is not a complete set of correspondence but a selection, which I attach in chronological order.

I am the owner of 2 and 3 Creekside and represent the owners of 1,5-7, and 4 Creekside which formed part of the Master Plan drawn up in 2007 by Squire and Partners. The consistent message relates to the importance of allowing some degree of flexibility to the land use which has been attributed to the site : Local Employment Land. While this has been the historic use for most of the land, the site know as 2 Creekside, has been semi derelict land since the building of the DLR track in 1999. The track oversails the land and limits the scope for development. The land is currently let out for open storage and parking etc.

The other property known as 3 Creekside is a two storey light industrial building that has not been in employment use since it was purchased in 2004, ref letter dated 10/03/08. It was not possible to find a commercial tenant and so at the time I was happy to let the property to T&J Ltd who underlet the building to a church. The church is still in occupation without having successfully gained a permitted use.

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I would like to refer you to letters dated : 03/08/07 , 23/10/07 and 07/11/07 which all question the relevance and validity of LEL zoning for the area.

The employment schedule attached to letter dated 23/10/07 is somewhat outdated but the message is the same : out of a site area of 7.7ksm with a total of 4.2ksm of old buildings, the employment level will have fallen slightly from 30. The potential employment in a residential led mixed use development remains at 290, in accordance with the Master Plan. In summary a mixed use scheme could enhance employment potential, improve public realm and create additional housing with an affordable element of either housing or employment accommodation.

I would like to make further comments before the end of this process, but suffice to say at this stage that the Employment Land Study carried out by your consultants in November 2008 may be somewhat out of date. I imagine that overall, site SA13 will have seen a significant fall in employment and without significant investment, employment levels are likely to continue to fall. It is not viable to invest in the existing building stock and any new development would be unviable without a significant residential element to underpin value.

I would like to add that this very same conclusion was drawn by the consultant : Ramidus Consulting who performed all the core analysis, that was then handed to your Consultants for processing, whereupon the essence of the Ramidus view seemed to be lost. One comment from Ramidus that I share, is that any mixed use scheme, should where possible be designed to try and create vertically segregated uses in order to allow for genuine employment potential.

A mixed use designation north of the railway line ( SITE SA10 ) has enabled some regeneration, although the state of the economy has stalled the progress. The seemingly arbitrary decision to classify the land south of the railway ( SITE SA 13 ) as LEL will ensure that there is no development, that there is no regeneration, that there is no employment growth and that there are no other benefits besides. This area will decline further.

Yours sincerely

John Cierach

Director Meredale Ltd

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