



Comment

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| Company / Organisation | Planning Perspectives |
| Address | Waterloo Court 10 Theed Street London SE1 8ST |
| Event Name | Lewisham Site Allocations DPD - Proposed Submission Version |
| Comment by | Planning Perspectives (Mr Alister Henderson) |
| Comment ID | 4 |
| Response Date | 23/04/12 16:43 |
| Consultation Point | Map 2.25 Former Bell Green Gas Works, Sydenham (Phases 2 and 3) (View) |
| Status | Submitted |
| Submission Type | Web |
| Version | 0.1 |

1. Legal Compliance

Do you consider the Site Allocations Proposed Submission Document is legally compliant? Yes

2. Soundness

If you enter NO in response to this question, please also answer Question 3. Otherwise go to Question 4 to give reasons why you consider the document is not legally compliant or to Question 8 if you just wish to comment on an aspect of the document. Notes explaining 'soundness' are to be found in the supporting documents of the introductory consultation page .

Do you consider the Site Allocations Document is Sound? No

3. Reasons for Unsoundness

Please select below, the reason why you consider the Site Allocations Document is unsound. The document is not effective

4. Details of legal non-compliance or unsoundness

Please give details below as to why you consider the document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the document please also use this box to give your reasons.

This representation is made on behalf of Kier Property by Alister Henderson of Planning Perspectives LLP. This site allocation is supported. However, it should be noted that the current drafting is unsound as is not currently flexible enough to take into account changing circumstances. The indicative floorspace refers to 10,644 sqm of B1/B2 and B8 floorspace. However, this is based on the original outline planning permission. It should be noted that a more recent application (DC/12/79820) has been submitted to reflect the current state of the market for this type of floorspace. One of the main features of the application is that the level of floorspace applied for is much lower, as a result of more recent market requirements. Therefore, it should be noted that a lower floor area is likely in this location based on current market conditions.

6. Participation in the Oral Examination

If your representation is seeking a change do you consider it necessary to participate in the oral part of the examination? No