

Public Examination of the Lewisham Development Management Local Plan

London Borough of Lewisham response to the Inspector's initial query regarding DM11: Other Employment Locations

1 Do the criteria in Part 1 all have to be satisfied or only some of them? If it is all, is this too prescriptive?

2 Are the requirements set out in para 2.102 (2-5 years) and 2.103 (penultimate sentence) likely to be too restrictive? The Council suggests some compromise in relation to 2.102 (SM31) but not 2.103.

(Note a complete list of all the Inspector's initial questions are on the Examination website and can be accessed via the following link:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/development-policies/Documents/DMLPInitialQueries.pdf>)

Planning Policy - 13 January 2014

Council Response

1.1 The Council agrees, on reviewing the wording of part 1 of Policy DM11, that requiring all points (a) to (e) to be satisfied is too prescriptive. The Council therefore now suggests a re-wording as follows (additional text is **underlined in bold** and deletions are ~~struck through~~):

DM Policy 11

Other employment locations

Sites in Town Centres, Local Hubs and other clusters of commercial and/or retail uses

1. The Council will seek to retain employment uses (B Use Class) on sites and buildings in Town Centres and Local Hubs where they are considered capable of continuing to contribute to and support clusters of business and retail uses; and where the use is compatible with the surrounding built context. ~~by reason that they:~~

A number of site characteristics and factors will be taken into account when reaching this assessment. This will include whether sites:

- (a) are well located in relation to the highway network
- (b) are well located in relation to town centres and public transport
- (c) offer the potential for the expansion of existing in-situ businesses

- (d) offer the potential for the provision of workshop/industrial units for small and medium sized enterprises (SMEs) serving local residential and commercial areas, particularly where there is little alternative provision in the local area or
(e) provide lower cost accommodation suitable for small, start-up businesses.

- 1.2 The Development Management Local Plan includes policies that carry out the intention of the policies in the Lewisham Core Strategy (CS), and the Site Allocations in the Lewisham Site Allocations Local Plan (SALP) to promote the continued employment use of the various sites within the borough with premises that fall largely within the B Use Class – offices, workshops, industrial uses and storage/warehousing. The policies seek to ensure the continuation of these uses where appropriate and take into account market signals in their operation.
- 1.3 In relation to the Inspector’s second point about the restrictive nature of the marketing requirements, in paragraph 2.102 of the justification to the policy, the Council considers that they are included in the justification of the policy and are therefore only an indication of the approach that will be taken in relation to this. Perhaps some more flexibility could be introduced by the introduction of an extra sentence as the end of the paragraph as follows:
‘These timescales are indicative and will be applied flexibly according to the merits of each case’.
- 1.4 In relation to para 2.103, it is not intended to stipulate that marketing evidence for a site that is actually derelict and has been vacant for some time will not be accepted. It is intended to apply to occupied sites and buildings that have been wilfully neglected. The paragraph explicitly states in the second sentence that:

‘The Council will assess whether a building or site has been maintained to an appropriate standard to attract new occupiers, and will not consider marketing evidence to be valid in the absence of an appropriate level of maintenance where this would be reasonably provided.’
- 1.5 The key to the paragraph is the statement ‘where this would be reasonably provided’. However in order to ensure the clarity of the intention of this paragraph the Council suggests the following additional sentence which would become the penultimate sentence of the paragraph:
‘These marketing requirements will not apply to sites and buildings that have become derelict and are not capable of reasonable occupation in order to ensure the early development of sites in this condition in line with the above policy.’