

Public Examination of the Development Management Local Plan

London Borough of Lewisham response to the Inspector's agenda item 8 regarding DM11: Other Employment Locations

On the criteria in part 1, the Council suggests introducing words to the policy which are less prescriptive and provide more flexibility.

Concerning para 2.102, it is unclear how the change at SM31 related to that in para 1.3 of the Council's response of 13 January 2014.

The Council's response statement also suggests a change to para 2.103.

Planning Policy – February 2014

Council response

1. The Council agrees that, concerning para 2.102 the relationship between the change at SM31 and the suggested changes in para 1.3 of the Council's response of 13 January 2014 is unclear.
2. The Council therefore suggests in response that both suggested changes should be superseded in favour of the following amendment in underlined bod text, which clarifies the issue:

Para 2.102

Extensive marketing evidence that a business use is no longer viable on a site or building, that meets the criteria in clause 1 of the policy option will be required. The London Plan SPG 'Land for Industry and Transport' (September 2012) considers that the time period for this should normally be for two years and up to five years in areas of strong demand for particular types of premises. The Council supports this approach. **These timescales are indicative and will be applied flexibly according to the merits of each case. In particular, shorter timescales (up to one year) may be appropriate for B1(a) offices in centres where there is strong demand.** The ELS identified demand within Lewisham for good quality premises suitable for a variety of SMEs. The Council is also concerned that in areas of high demand for residential development, this will be in competition with B Uses vital to sustaining the local economy.