

Jinder Ubhi

From: sameer brohi <[REDACTED]>
Sent: 20 December 2017 14:16
To: Londonplan
Subject: London Plan.

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Khan,

As a mid level developer in London I would like you to please consider two crucial areas which are massively affecting us and many developers we know from building more properties.

These two issues being:

- 1) The provision for at least 30% 3 bedroom apartments. The demand for these from a developers perspective is very low, hence devalues a project to the point it is no longer viable for us to build. The market in London is for Studio's, 1 beds and two beds, NOT 3 beds.
- 2) Section 106 costs should only apply after 15 apartments not 9. We recently had to pay £500,000 section 106 in order to gain planning permission for 12 flats, the extortionate section 106 payment meant the scheme was no longer viable. This only discourages further development.

To summarise I feel we are often black mailed or pushed into a corner to accept a highly compromised often delayed "planning permission" which results in aborting a project. This neither helps you in terms of fulfilling your housing requirements or us in terms of making viable schemes which are profitable for us.

Kind regards
Sameer Brohi

Luxon Property

[REDACTED]

[REDACTED]

[REDACTED]

Website: www.luxonproperty.com

This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Luxon Property Limited.

If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please notify Luxon Property Limited on +44 (0) 844 244 8815

This message has been scanned for viruses by the Greater London Authority.

Click [here](#) to report this email as spam.
