

From: James Croucher <james.croucher@lochailort-investments.com>
Sent: 09 November 2016 11:19
To: Your Views
Subject: Comments on the publication "A City for All Londoners"

Lochailort Investments is a bespoke property developer active across the South-East. We have the following comments to make on the Mayor's publication "A City for All Londoners":

Land Use & Growth

We welcome the Mayor's approach to intensifying development densities in the locations most appropriate, which we would say are around multi-modal transport interchanges as well as in town and district centres. We agree that high quality design is crucial to unlocking the maximum potential of such sites, and underline that this means that architects and developers must be allowed maximum flexibility and freedom to secure planning permission for high-quality and perhaps innovative design solutions. The minimum space standards in the London Plan are currently an impediment to design flexibility and we urge the Mayor to review them accordingly, allowing for a more lenient interpretation of today's internal space requirements in reflection of the digital age we live in and the finite amount of previously-developed land that is available to meet the Capital's soaring housing requirements.

Housing

We welcome the Mayor's support for the Private Rental Sector and specifically his proposed flexibility in respect of bespoke Build-to-Rent developments. We would urge the Mayor to ensure that matters of financial viability are at the heart of that flexibility, and that future policy approaches take fully into account the very different financial dynamics that build-to-rent developments have compared to the traditional build-for-sale schemes. This is particularly true in respect of the application of affordable housing policies; build-to-rent schemes are inherently much more accessible to the majority of people than for-sale developments, given the absence of any need for occupiers to save up large deposits and secure costly mortgages. The benefits of a modern, robust and long-term private rental sector are notable in respect of accommodation accessibility and therefore workforce mobility, providing a significant benefit to employers who want to attract and retain the in London the very best workforce.

We would like to be kept up-to-date with the Mayor's progress and would ask to be added to your consultation database.

With kind regards

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