

Harrison, Liz

From: Dyer, Tim
Sent: 26 March 2026 15:33
To: Harrison, Liz
Cc: Oliveira, Marta (Contractor); Boyd, Sarah
Subject: RE: URGENT - FW: O/25/99506 - Navigator Quarter - Consultation responses

Hi Liz,

I am happy with the principle of the Height Consultation Zone whereby above a certain height further justification will be required through a reserved matter application. An LVIA would be an appropriate mechanism and it should inform the scale, massing and design response as part of an iterative process. However, the zone this applies to has shrunk from my plan. I have used the applicant's sections to determine an appropriate zone 60m from the site boundary. From what I can determine, this is where the existing parameter height could be acceptable. The sections I produced then showed the height that could be accommodated within the zone, by the existing vegetation which is 28.5m AOD on the South plot and 30.8m on the North plot. The applicants zone width seems to vary but is mostly 50m, with the South plot height being 30m AOD and the North plot at 31m AOD. My suggestion was setting a new maximum parameter restriction where the Height Consultation Zone is effectively setting a minimum parameter, therefore I would like to see my measurements used. If the applicant would like to challenge my assumptions I am happy to be informed by new evidence.

Regarding the wording of the condition I defer to your knowledge on precise wording however, as outlined above, the LVIA should inform the development in terms of height, scale, massing and design response as part of an iterative process.

Thanks, Tim

Tim Dyer

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