

Planning Policy
Wandsworth Council
The Town Hall
Wandsworth High Street
London
SW18 2PU

roger@simply-planning.com
4th November 2016

Dear Sirs,

Representations – Employment and Industry Local Plan Document
53 Lydden Grove, London, SW18 4EW

We are instructed by our joint clients, Callington Estates Limited and The Callington Trust, to submit the enclosed representations in respect of the Policy Options Consultation for the Employment and Industry Local Plan Document. Our clients' land interest is the property known as 53 Lydden Grove, London, SW18. They are the freeholders of the site.

(a) The Site

The property (shown below) is located to the very north-west of the Bendon Valley Locally Significant Employment Area (LSIA), on the west side of Lydden Grove and close to its junction with Twilley Street. The building comprises a ground and ground and first floor building with a total gross floorspace of circa 638m². The building is divided into two units (Unit 1 – 395m² and Unit 2 – 243m²), both of which are occupied as offices within the Use Class B1(a). The occupation of the two units is:-

- Unit 1 – The rear single-storey building now occupied by Callington Estates Limited, Victoria Smee and Manuel Santos; and
- Unit 2 – The front two-storey building occupied by Chase Erwin.

Figure 1 – The Site



(b) Planning History

The property benefits from a long planning history. Most significantly, in the context of these representations, are the decisions from 2015 when three Certificate of Lawfulness (LDC) applications were submitted.

The first LDC (2014/7188), approved on the 25th March 2015, was to establish that the lawful planning use of the property was for storage and distribution purposes within Use Class B8. The second LDC (2015/2294) was submitted to establish the lawful use of the property as two separate B8 units. That application was approved on the 16th June 2016 with no conditions attached.

The third and final LDC (2015/4948) was submitted to establish the lawful building use as two self-contained office units (Use Class B1(a)). The application was approved on the 6th November 2015 with again no conditions attached. It confirms that the lawful planning use of the property is as two self-contained office units. That is the use the property is in today.

(c) Representations

These representations seek the removal of the site from the designated Bendon Valley LSIA. The following sections of this letter explain in detail why the site can, and should, be removed from the LSIA.

(i) Policy Context

Policy DMI1 of the Wandsworth Local Plan – Development Management Policies Document (adopted March 2016) is concerned with protecting land within the designated LSIA. It resists the loss of existing floorspace within Use Classes B1(c) B2 and B8 to alternative uses. Criterion (c) provides that other uses are unacceptable within LSIA. With regard to office uses within the LSIA, the policy confirms these will only be acceptable where the office use is '*ancillary to the principal use on site*' (criterion (b)). Our clients' site benefits (as explained above) from lawful use for office purposes and that is its current use. It is not a use considered in policy terms appropriate to the LSIA nor protected by the terms of Policy DMI1. Indeed, Policy DMI1 actively resists office uses within the LSIA. As such, in policy terms, our clients' site is inappropriate for inclusion within the LSIA.

Policy DMTS 14 of the Development Management Policies indicates that new office development (B1(a)) should be focused around the existing town and local centres as well as Nine Elms. The site is not located in either location and therefore this is not a location to which office use is encouraged.

(ii) Site Specific Considerations

The site is located on the very periphery of the Bendon Valley LSIA and forms an unconventional and illogical boundary (please see Figure 2) to the LSIA. Moreover, the site, with a total floor area of 638m², makes up a very small percentage (1.7%) of the Bendon Valley LSIA.

Figure 2 – Bendon Valley LSIA Boundary



The site is surrounded on two sides by residential properties and to the west by the Wandle River. This is a result of the site being located on an extended 'nib' of the Bendon Valley LSIA. The location of the site and the context of its immediate neighbours results in the site being unsuitable for those uses (B1(c), B2 and B8) designated as appropriate to the LSIA. If the site were in use for any of those purposes it would lead to inevitable conflict with the immediate residential neighbours and an unacceptable impact on residential amenity. This part of Lydden Grove is, with exception of our clients' site, wholly residential in character. It is not an area into which B1(c), B2 or B8 uses are appropriate. Indeed, by definition B2 and B8 uses are inappropriate to established residential areas such as this.

Figure 3 – Site and Surrounding Context



In addition, the local roads which must be used to access the site are extremely narrow residential streets, flanked on both sides by residential parking. These residential roads are not appropriate for large vehicles serving industrial/commercial uses, such as LGVs/HGVs. It is not possible for LGVs/HGVs to access the site from the main area of the LSIA (to the south) because of the width restriction in Lydden Grove at the southern limit of our clients' site. This is again indicative of the inappropriateness of this site for continued allocation within the LSIA.

Deliveries to and from the site by the use of LGV/HGV vehicles are likely to raise concerns with the local residents on the basis that LGVs/HGVs, given the layout of the adjacent roads, could create road congestion/conflict, raise noise levels and cause danger to pedestrians. The residential roads serving the site are wholly inappropriate for commercial deliveries to the site and will inevitably result in conflict with the amenities of nearby residents.

(iii) Response to the Employment and Industry Review Policy Options Document October 2016

The following paragraphs provide a response to the relevant questions which have been put forward within the Employment and Industry Review Policy Options Document October 2016.

Question 7: Should the former bingo hall in Bendon Valley and the Wandsworth gas holder site be prioritised for re-designation?

Our client neither agrees nor disagrees that both the Bingo Hall and the Wandsworth Gas holder site should be prioritised for re-designation. What is considered to be important is to highlight the fact that the Bingo Hall site, as you will already be aware, is a large percentage of the total floorspace of the Bendon Valley LSIA. Should the Council identify the Bingo site as a priority for re-designation, it would be reasonable to also consider our clients' site, a far smaller site located on the periphery of the Bendon Valley LSIA, as a site that should also be excluded from the designated LSIA.

Question 8: Should this re-designation include other sites or areas within the Central Wandsworth or Bendon Valley LSIA's? If so, which areas and why? and Question 9: Are there any other sites or areas within other LSIA's that should be prioritised?

Yes. Our clients' site should be included as a re-designated site within the Bendon Valley LSIA based on the justification as already explained within this letter. The site's lawful use (B1(a)) is outside of the relevant policy's identified uses for the LSIA. The site is also located on a "nib" of the Bendon Valley LSIA, adjacent residential properties and is inappropriate for designated LSIA uses.

Question 10: Should the Council continue to protect the other LSIA's in their entirety for industrial-type uses?

Employment designated areas such as LSIA's are strategically important to ensure that the Council has the means to protect employment land uses and ensure that the supply of employment land can keep up with current and future demand. It is though essential that, in defining LSIA's, their boundaries are logical, robust and defensible. They should not include land, such as our clients, that neither contributes to the LSIA or is appropriate for LSIA uses. If land is wrongly included in the LSIA's it will devalue them as a concept and weaken the Council's ability to defend the LSIA's from other uses. Although Employment designated areas such as LSIA's are considered to be strategically important, it is essential that all the land and sites within the LSIA's are carefully considered to ensure that each site is physically capable of providing a use that is appropriate to the LSIA and satisfies the policy context of LSIA's.

Sites such as 53 Lydden Grove, London, SW18, should not be included within LSIA's if they do not lend themselves favourably to the locational requirements of such employment areas as set out in Policy DMI1, i.e. B1(c), B2 or B8. Sites that are assessed as being unsuitable should therein be removed from the defined LSIA.

(d) Conclusion

In summary, these representations to the Policy Options Consultation for the Employment and Industry Local Plan Document seek to remove our clients' site from the designated Bendon Valley LSIA. The site is neither suitable in policy terms or practical in site specific terms for continued designation as part of the LSIA.

We trust this representation submission will be carefully considered by Wandsworth Council.

Yours faithfully,

A black rectangular redaction box covers the signature area.

Roger Birtles
Director

Enc.