

Wandsworth Local Plan Employment and Industry Document

Proposed Minor Modifications October 2017



Schedule of Proposed Minor Modifications - Local Plan Review : Employment and Industry Documents

Modification reference numbers MD/01 to MD/08 are those proposed as stated in the proposed submission consultation report (October 2017). Proposed modifications from reference numbers MD/09 onwards are further proposed council modifications for consideration.

Changes are presented in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text.

The Schedule is listed in policy order

Table 1: Proposed Minor Modifications

Ref.	Title	Number	Page No.	Comment ID	Change proposed	Reason
MD/01	Locations for new employment floorspace	Policy EI2	25	86	Amend second sentence of paragraph EI2.2 to read: '...To ensure there is no detrimental impact on town centres, applications for development that would result in a net increase in employment (use class B1a) floorspace will need to be justified by a sequential test.'	It is considered that Policy EI2 is sound and based on robust and credible evidence. For clarity Policy EI2, point 2 is proposed to be altered due to a typo, the policy should require applications which would result in a net increase in employment use class B1a to demonstrate that there is no detrimental impact on the town centres.
MD/02	Paragraph	2.24	39	11	Add a new paragraph following paragraph 2.24 to read: ' <u>Poorly designed workplaces combine multiple pathways for health risks – from exposure to indoor pollutants and increased risk of asthma to lack of physical activity during work hours leading to obesity and fatigue. People spend significant parts of their lives working in buildings that affect their health. As a consequence new development proposals should consider the impacts on the health and wellbeing of employees. Examples</u>	Whilst it is considered that the criteria of Policy EI5 together with the adopted Development Management Policies DMS1 (General Development Principles Sustainable urban design and the quality of the environment), would generally cover Active Design principles it is agreed that wording on Healthy and Active Design can be incorporated as a new paragraph following para 2.24 to clarify that Active Design should be considered as

				<p><u>include good access to natural daylight and locating and making staircases more convenient and attractive so employees can use them on a regular basis. By incorporating Active Design into employment environments, employers stand to benefit from employees' increased productivity and improved quality of life.'</u></p> <p>Add a new 7th bullet point to Policy E15 1:</p> <p>'Good Telecommunications connectivity, including superfast broadband connections where appropriate;</p> <p><u>Active Design which encourages wellbeing and greater physical movement as part of everyday routines.'</u></p>	<p>part of a requirement for new employment development. A minor amendment to Policy E15 can also be accommodated to reflect this consideration.</p>
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MD/03	Requirements for new employment development	Policy EI5	39	3,5,6,8,13	<p>Amend wording at first sentence of EI5.1 to read:</p> <p>'New developments for economic uses must provide a good standard of accommodation and be suitable flexible workspace which would allow for a range of unit sizes for use by a wide range of occupiers.'</p>	<p>The policy is considered to be sound and based on a robust and credible evidence base. The intention of policy EI3 is to ensure that there is no net loss of the existing office and industrial floorspace, the policy also cross refers to policy EI5 which seeks any redevelopment to retain existing businesses on site following development, with similar lease terms and rent levels, if the businesses wish to remain. It is proposed that the wording is amended to clarify what is meant by 'good standard of accommodation' to also consider the scale and type of premises for a wide range and type of unit sizes for use by a wide range of business occupiers. This change should give further emphasis on achieving the optimal requirements for new employment development.</p>
MD/04	Requirements for new employment development	Policy EI5	39	89	<p>Amend Policy EI5 (2) bullet point 2 to read:</p> <p>'Floor to ceiling heights of 3.35m or similar where justified.'</p>	<p>It is considered that 3.35m is a standard height for Industrial uses, however it is acknowledged that where the buildings are being designed for specific end users this may require a slight deviation from the 3.35m height. A minor change is therefore proposed to the wording of the policy to accommodate this flexibility to accommodate a variation</p>

						in height to suit the requirements of the user where justified.
MD/05	Waste	Policy E18.6	47&48	18	<p>Add wording to Policy E18.6, (iv) to read: ‘Is proposed on a site meeting the following locational criteria:</p> <ul style="list-style-type: none"> • ‘The site is not within, or partly within, nature conservation areas protected by current international and national policy; and • the site does not contain <u>or adversely affect the setting of Heritage Assets</u>’ <p>Add wording at Policy E18.7, (vii) to read: ‘sites which contain no archaeological features <u>and do not adversely affect heritage assets or their settings;</u>’</p> <p>Add wording at Policy E18.9,(vi) to read: ‘the impact of development on Heritage Assets <u>or their settings;</u>’</p>	A minor amendment is proposed to take into account heritage assets.
MD/06	Site 42C (Ferrier Street)	Site Allocation	69	58	<p>Add wording after second sentence of 'Site Allocation' to read:</p> <p>'Redevelopment of the site should provide at least a 25% increase in the <u>existing</u> amount of industrial (use classes B1c/B2/B8/SG) and office (use class B1a) floorspace.'</p>	The intention of the site allocation is to reprovide the existing floorspace and the 25% increase is to be based on the existing floorspace use. It is considered that a minor amendment be added to clarify this point.
MD/07	Site 42D (92 Putney Bridge Road -	Site Allocation	71	72,73,74, 127	<p>Amend wording at: ‘Site description’ and ‘Site allocation’ to read:</p>	Upon further assessment the council considers that the existing use of the HSS Hire unit (92 Putney Bridge Road)

	HSS Hire)				<p>Site description: The site is occupied by a single storey industrial building, used for tool hire.</p> <p>'Site Allocation: The site is located within an Employment Protection Area. Redevelopment of the site should re-provide the <u>existing employment generating industrial</u> floorspace or, if there is no demand for this use, should provide with the same quantity of employment floorspace (as set out in policy E13). Redevelopment could include residential uses as well as employment use, subject to the requirements of policies E13 and E15.'</p>	<p>does not fall into either office or industrial use classification. The site allocation at 92 Putney Bridge Road allows for redevelopment to include residential uses subject to the requirements of policies E13 and E15. The site falls within a cluster of sites that are within an employment protection area; 57 Putney Bridge Road, 8892 Putney Bridge Road and 23 Adelaide Road. To ensure the intention of the site allocation is clear the wording is proposed to be amended to reflect that the existing use is not industrial floorspace and any redevelopment must include the same quantity of floorspace as employment generating floorspace due to its location as a cluster of employment generating uses.</p>
MD/08	Site 99F Riverside Business Centre and former Bingo Hall, Bendon Valley	Site Allocation	103	54	<p>Amend to read: 'Site Allocation' section to read:</p> <p>'Redevelopment of the site should provide at least a 25% increase in the <u>existing</u> amount of both industrial (use classes B1c/B2/B8/SG) and office (use class B1a) floorspace.'</p>	<p>The intention of the site allocation is to seek to reprovide the existing quantum and type of floorspace and the 25% increase will be based on the existing floorspace use. Therefore the site allocation wording is proposed to be amended to clarify this position.</p>
MD/09	Locations for new employment floorspace	Policy E12.4	25	N/A	<p>Delete;</p> <ul style="list-style-type: none"> ● Former Gala Bingo Hall/Riverside Business Park, Bendon Valley ● Gas Holder, Hunts Trucks, Delta Business Park, Armoury Way ● Panorama Antennas, Frogmore 	<p>New formatting is proposed to show which Site Allocations fall within which EUIAs.</p>

				<ul style="list-style-type: none"> ● Causeway Island, Keltbray Site and Wentworth House, Dormay Street ● Ferrier Street5 ● Frogmore Depot ● Chelsea Cars and Kwik Fit garage, Armoury Way <p>Replace with;</p> <table border="1"> <thead> <tr> <th>Employment Use Intensification Areas</th> <th>Site Allocation</th> </tr> </thead> <tbody> <tr> <td>Bendon Valley</td> <td> <ul style="list-style-type: none"> ● Riverside Business Centre and former Bingo Hall </td> </tr> <tr> <td>Central Wandsworth</td> <td> <ul style="list-style-type: none"> ● Panorama Antennas ● Causeway Island including land to the east ● Keltbray Site, Wentworth House and adjacent land at Dormay Street ● Ferrier Street ● Frogmore Depot ● Hunts Trucks, adjoining sites including the Gasholder ● Delta Business Park </td> </tr> </tbody> </table>	Employment Use Intensification Areas	Site Allocation	Bendon Valley	<ul style="list-style-type: none"> ● Riverside Business Centre and former Bingo Hall 	Central Wandsworth	<ul style="list-style-type: none"> ● Panorama Antennas ● Causeway Island including land to the east ● Keltbray Site, Wentworth House and adjacent land at Dormay Street ● Ferrier Street ● Frogmore Depot ● Hunts Trucks, adjoining sites including the Gasholder ● Delta Business Park 	
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					Chelsea Cars and KwikFit	<ul style="list-style-type: none"> Chelsea Cars and KwikFit 	
MD/10	Locations for new employment floorspace	Policy EI2.4	26	N/A	Add wording to read: 'The site allocation for each area sets out the required approach to the provision of economic and other uses on the site and must be complied with. <u>Where a site allocation requires a 25% increase in floorspace this will be applied to the net internal area.</u> '	Modifications as a result of internal discussion. Add wording to end of para 4 to state that where the increase of 25% floorspace is sought it will be the net internal area.	
MD/11	Protected employment land and premises	Policy EI3	32-34	N/A	Amend numbering within policy to read: ' 1. <u>3.</u> Office (B1a) floorspace....' ' 2. <u>4.</u> Redevelopment proposals will only....' ' 3. <u>5.</u> Premises that provide economic....' ' 4. <u>6.</u> Employment uses will be protected....' ' 5. <u>7.</u> Mixed use development including residential....' ' 6. <u>8.</u> Railway arched and viaducts provide....' ' 7. <u>9.</u> The wholesale function of New Covent'	Typo error. The numbering of policy EI3 should be continuous and therefore needs to be renumbered. To read point 1 through to 9.	
MD/12	Protected employment land and premises	Policy EI3.2 (Protecting office floorspace)	32	N/A	Amend wording at Protecting office floorspace point 2 (in proposed revised numbering of the submission version) to read; 'Redevelopment proposals <u>in the locations set out in point 3 above</u> will only be permitted if.'	To clarify that the criteria for redevelopment proposals in point 4 (of the proposed revised numbering, and point 2 (Protecting office floorspace) of the previous numbering) refers to the locations	

						that have been identified to protect office floorspace.
MD/13	Site 41 (Hunts Trucks, adjoining sites including Gasholder)	Site Allocation	59	N/A	Amend wording to read: 'Redevelopment of the site should provide at least a 25% increase in the <u>existing</u> amount of industrial (use class B1c/B2/B8/SG) and office (use class B1a) floorspace.'	The intention of the site allocation is to seek to reprovide the existing quantum and type of floorspace and the 25% increase will be based on the existing floorspace use. Therefore the site allocation wording is proposed to be amended to clarify this position.
MD/14	Site 42 (Keltbray Site, Wentworth House and adjacent land at Dormay Street).	Site Allocation	62	N/A	Amend wording to read: 'Redevelopment of the site should provide at least a 25% increase in the <u>existing</u> amount of industrial (use class B1c/B2/B8/SG) and office (use class B1a) floorspace,.....'	The intention of the site allocation is to seek to reprovide the existing quantum and type of floorspace and the 25% increase will be based on the existing floorspace use. Therefore the site allocation wording is proposed to be amended to clarify this position.
MD/15	Site 50 (Cory Environmental Materials Recycling Facility)	Site Allocation	84	N/A	Amend wording to read: '... (see Site 3.5 for the map of policies map reference 51 for the safeguarded wharf boundary). '	The site allocation says "see site 3.5 for the map of the safeguarded wharf boundary" – site 3.5 is no longer correct (this was the Adopted Local Plan Site Specific Allocation Document 2016 number). For clarification new reference numbers are proposed.