Appendix – Main Modifications to the Wandsworth Local Plan: Employment and Industry Document

The modifications below are expressed either in the conventional form of strikethrough for deletions and <u>underlining</u> for additions of text, or by specifying the modification in words in *italics*.

The paragraph numbering below refers to the Employment and Industry Document and does not take account of the deletion or addition of text.

	Policy/ Paragraph	Main Modification	
MM1	Policy EI2.2	Amend second sentence of parread:	ragraph EI2.2 to
		`To ensure there is no detrimapplications for development tin employment (use class B1a justified by a sequential test.'	hat would result in a net increase
	Policy EI2.4	Amend wording to first senten	ce of EI2.4 to read:
	Policy EI2.4	Delete bullet points of EI2.4 to read; - Former Gala Bingo Hall/Riverside Business Park, Bendon Valley - Gas Holder, Hunts Trucks, Delta Business - Panorama Antennas, Frogmore - Causeway Island, Keltbray Site and Wentworth House, Dormay Street - Ferrier Street - Frogmore Depot - Chelsea Cars and Kwik Fit garage, Armoury Way Replace with;	
		Economic Use	Associated Site
		Intensification Areas	<u>Allocations</u>
		Bendon Valley	Riverside Business Centre and former Bingo Hall (Policies Map ref 99F)
		Central Wandsworth	 Panorama Antennas (Policies Map ref 42B) Causeway Island including land to the east (Policies Map ref 40)

Ref	Policy/ Paragraph	Main Modification	
	Policy EI2.4	Keltbray Site, Wentworth House and adjacent land at Dormay Street (Policies Map ref 42) Ferrier Street (Policies Map ref 42C) Frogmore Depot (Policies Map ref 42A) Hunts Trucks, adjoining sites including the Gasholder (Policies Map ref 41) Chelsea Cars and KwikFit Chelsea Cars and KwikFit (Policies Map ref 35A) Add wording to the last sentence of EI2.4 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. Where a site allocation requires a 25% increase in floorspace this will be applied to the net internal area.'	
MM2	Policy EI3.1	Amend wording of first sentence in EI3.1 to read: 'A strategic reservoir of industrial land will be retained in the borough, made up of the Queenstown Road, Battersea Strategic Industrial Location (SIL) and the following Locally Significant Industrial Areas (LSIAs) in the Wandle Valley as identified on the Policies Map:'	
	Policy EI3.2	Amend wording of EI3.2 (Protecting office floorspace heading) to read; 'Redevelopment proposals in the locations set out in point 3	
	Policy EI3.3	above will only be permitted if:' Amend wording of the 4 th Paragraph on p33 (preceding the bullet points) to read:	
ммз	Policy	'The following areas will be protected <u>as identified on the Policies Map.'</u> Add wording to paragraph EI4.2 to read:	
	EI4.2	'All development that provides economic floorspace will be expected to contribute to the provision of affordable, flexible and/or managed workspace, which will be secured via S106 Obligation.'	
	Policy	Add wording to paragraph EI4.2bii to read:	

Ref	Policy/ Paragraph	Main Modification
	EI4.2bii	'Providing a proportion of office floorspace at an affordable rent in perpetuity, subject to scheme viability.'
MM4	After para 2.24	Add a new paragraph immediately following paragraph 2.24 within Section 2.5 (Requirements for new employment development) to read:
		'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 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.'
		Add new paragraph immediately following the proposed new paragraph above in Section 2.5 (Requirements for new employment development) to read:
		'Given the significant increase in rent levels for businesses in the borough in recent years, and the affordability implications for many businesses, especially the SME firms that make up the majority of the borough's business base, it is considered appropriate to seek realistic rents for existing businesses and to take into consideration existing space requirements and any other reasonable business needs following redevelopment in accordance with the Planning Obligations SPD.'
	Policy EI5.1	Add a new 7th bullet point to Policy EI5. 1 to read:
		 'Good Telecommunications connectivity, including superfast broadband connections where appropriate; and Active Design which encourages wellbeing and greater physical movement as part of everyday routines.'
	Policy EI5.1	Amend wording at first sentence of EI5.1 to read:
		'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.'
	Policy EI5.2	Amend Policy EI5.2 bullet point 2 and amend Policy EI5.2 between bullet points 3 and 4 to read:

Ref	Policy/ Paragraph	Main Modification
		 'Floor to ceiling heights of 3.35m or similar where justified; Space on site for servicing/parking of commercial vehicles; and Goods lifts for multistorey developments (with a minimum loading of 500kg).'
	Policy EI5.4	Amend EI5.4 to read:
	£13.4	'Redevelopment of existing economic uses should where viable wherever possible seek to retain existing businesses on site following development, with similar taking into consideration existing space requirements, lease terms and rent levels, and any other reasonable business requirements, if those businesses wish to remain. If retention is not possible this should be demonstrated through a viability appraisal. Further details will be set out in the Planning Obligations SPD.'
мм5	Paragraph 2.29	Delete paragraph 2.29 :
		The northern and western edges of the Queenstown Road, Battersea SIL will be promoted for designation in the forthcoming London Plan as Industrial Business Park. The Summerstown LSIA will be promoted for designation in the forthcoming London Plan as part of the North Wimbledon SIL. The North Wimbledon SIL is currently made up of the industrial estates at Durnsford Road and Plough Lane in the London Borough of Merton. And replace with the following wording: 'The northern and western edges of the Queenstown Road, Battersea SIL are designated as an Industrial Business Park (IBP). All development in these areas is required to provide floorspace for industrial uses. Those proposals which additionally include research and development (B1b) or SME office accommodation (B1a) may also be appropriate provided these uses do not erode the industrial function and character of the SIL. Consideration will be given to the impact of new
		development upon the existing operational use of the SIL to sustain its long term viability as an industrial area.
		The IBP designation will facilitate at this accessible location the development of intensified employment uses, complementing the anticipated digital cluster focussed in the emerging Battersea Power Station town centre, whilst maintaining compatible business uses within the SIL.'
	Policy EI6.6	Amend wording in last sentence of Policy EI6.6 to read: 'Alongside industrial uses, these parts of the SIL will also be appropriate for research and development (B1b) uses as well as smaller scale offices (B1a) that provide accommodation for

Ref	Policy/ Paragraph	Main Modification
		SMEs SME office accommodation (B1a) provided that the use does not erode the effective operation of the industrial function of the SIL. Consideration will be given to the impact of new development upon the existing operational use of the SIL including; access arrangements, layout and design, ability to operate 24 hours and compatibility with uses within the wider area of the SIL to sustain its long term viability as an industrial area.'
ММ6	Policy EI7.1	 Amend wording between bullet point 1 and 2 of EI7.1 to read: 'The premises must be unsuccessfully marketed for a continuous period of at least 18 months while vacant or available for occupation; and Convincing Justifiable evidence must be provided to demonstrate that it is not feasible or viable to refurbish, renew or modernise the premises in order to meet the requirements of existing or future occupiers.'
	Policy EI7.3	Amend wording of first sentence in Policy EI7.3 to read: 'For larger offices that provide over 1,000 sq ms of office floorspace, convincing justifiable evidence must be provided to demonstrate that it is not feasible or viable to adapt the office floorspace as smaller business (B1) units to meet demand from SME business.' Amend wording of first sentence in Policy EI7.4 to read:
	Policy EI7.4	'In Employment Protection Areas, employment premises should be marketed in accordance with EI7.1 for a broad range of employment uses including all B class and appropriate sui generis uses.'
ММ7	Policy EI8.6	Add wording to Policy EI8.6, (iv) to read: 'Is proposed on a site meeting the following locational criteria: • 'The site is not within, or partly within, nature conservation areas protected by current international and national policy; and • the site does not contain or adversely affect the setting of Heritage Assets'
	Policy EI8.7	Add wording at Policy EI8.7, (vii) to read: 'sites which contain no archaeological features <u>and do not</u> adversely affect heritage assets or their settings;'
	Policy EI8.9	Add wording at Policy EI8.9,(vi) to read: 'the impact of development on Heritage Assets or their settings;'
MM8	Figure 7 Area Spatial Strategy for	Amend Figure 7 Area Spatial Strategy for Wandle Delta to include a key and numbering to identifying the site allocations

Ref	Policy/ Paragraph	Main Modification
	Wandle Delta	and to change format to landscape. (See amended figure 7 below this table).
		Add new section after paragraph 3.5 before the Strategic Opportunities section to read:
		' <u>The Sites</u> There are 16 sites that are all interlinked in terms of the contribution that future development proposals can make to the achievement of the objectives for the area.
		These sites are: 1. Causeway Island including land to the east 2. Hunts Trucks, adjoining sites including Gasholder,
ММ9	Site Allocations with the Policies Map reference numbers: 40 42 42A 42B 42C 42D 99F	Amend Tall Buildings paragraph in each Site Allocation to delete first sentence and add additional text to read: 'In accordance with Core Strategy Policy IS3d. Tall buildings in this location are likely to be inappropriate. In accordance with DMPD DMS4, the height at which a development in this location will be considered to be tall is 5 storeys. Policy DMS4 sets out the areas where tall buildings may be appropriate or are likely to be inappropriate. Development proposals will trigger assessment against the detailed criteria in Policy DMS4b in order to demonstrate compliance with the Core Strategy.'
	Site 42D (92 Putney Bridge Road HSS Hire)	Amend wording at: 'Site description' and 'Site allocation' to read: Site description: The site is occupied by a single storey industrial building, used for tool hire. 'Site Allocation: The site is located within an Employment Protection Area. Redevelopment of the site should re-provide the existing employment generating industrial floorspace or, if there is no demand for this use, should provide with the same quantity of employment floorspace (as set out in policy EI3). Redevelopment could include

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	Site Allocations with the Policies Map reference numbers: 50 51 52 53 54 55 56 57 58	residential uses as well as employment use, subject to the requirements of policies EI3 and EI5.' Amend Tall Building's paragraph in each Site Allocation to delete first sentence and add additional text to read: 'In accordance with Core Strategy Policy IS3d. Tall buildings in this location are likely to be inappropriate. In accordance with DMPD DMS4, the height at which a development in this location will be considered to be tall is 9 storeys. Policy DMS4 sets out the areas where tall buildings may be appropriate or are likely to be inappropriate. Development proposals will trigger assessment against the detailed criteria in Policy DMS4b in order to demonstrate compliance with the Core Strategy.'
	Riverside Business Centre and Former Bingo Hall, Bendon Valley.	Amend wording in third paragraph 'Design Principles' to read: 'If feasible, this should link up with a pedestrian route continuing to the south; otherwise provision should be made for a footbridge across the Wandle at the south western corner of the site. to provide opportunities to improve access across the Wandle.'

MM8 - Amended figure 7 Area Spatial Strategy for Wandle Delta

