

Wandsworth Local Plan: employment and industry review –  
preparation stage (Dec 2015)

# Local Plan - employment and industry review

- 1 Introduction ..... 3**
  - 1.1 Why are we doing this? ..... 3
  - 1.2 How will we get there? ..... 4
- 2 What policies will be replaced? ..... 5**
- 3 Proposed Areas for Review ..... 6**
  - 3.1 Overall Approach ..... 6
  - 3.2 Strategic Issues ..... 6
    - 3.2.1 Strategic Industrial Location (SIL) and Locally Significant Industrial Areas (LSIA) ..... 6
    - 3.2.2 Mixed Use Former industrial Employment Areas ..... 6
    - 3.2.3 Offices ..... 6
    - 3.2.4 Waste ..... 6
  - 3.3 Spatial Approaches ..... 7
  - 3.4 Specific Policies ..... 7
- 4 How to respond ..... 8**
- 5 Technical Details ..... 9**

## 1 Introduction

The Council is producing a new Local Plan document covering employment premises and industrial land. This new document will form part of the Local Plan for Wandsworth, setting out relevant planning policies and allocating sites. It will replace the employment and industrial land policies in the existing Local Plan documents, the Core Strategy, Development Management Policies Document (DMPD) and the Site Specific Allocations Document (SSAD). At the same time the Council will be starting work on the full review of the Local Plan which will include review of all other policy matters.

In recent years there has been increasing pressure on sites allocated for industrial uses to be released for housing development, due to the high demand for housing and the difference in land values between these uses. As well as providing the housing that the Borough needs, the Council also needs to ensure that the future requirements for industrial sites and employment uses are met. It is therefore necessary to carry out a review of Local Plan policies and site allocations relating to industry and employment in order to ensure that our approach is up-to-date and based on the latest evidence, and that the Local Plan as a whole strikes the right balance between housing and employment uses.

This document sets out:

- the reasons for the review;
- how the review will be carried out and the timetable for this work;
- the existing Local Plan policies that are intended to be replaced;
- the proposed areas for review.

This is the first consultation exercise being carried out as part of the review. We are inviting and encouraging comments on this document and in particular the proposed areas for review.

### 1.1 Why are we doing this?

Wandsworth Council has made a commitment to updating the evidence that supports the policies and site allocations for employment and industrial land and premises, and to use this updated evidence to carry out a partial review of these aspects of the Local Plan documents. The Council have a responsibility to plan for the business needs for land and premises in the area, and are committed to creating an improved environment and framework to grow the Borough's business base and encourage more private sector investment.

In order to make sure that we are taking the right approach, we want to hear from businesses, land owners, local residents, community groups and anyone else who has an interest in employment land and premises.

## 1.2 How will we get there?

A new Employment Land Study is being commissioned by the Council to give an overall picture of the supply of employment land and premises in the Borough and the demand for employment floorspace over the next 15 years. Alongside this we are carrying out the current consultation exercise.

Once the preparation stage is complete, the Council will draft the Employment and Industry Local Plan document. This is expected to be published at the end of December followed by another consultation exercise to get your views on the detailed policies and proposals.

Following this, we will submit the document for independent examination by the Planning Inspectorate on behalf of the Secretary of State. If the Inspector approves the document, it will be adopted in 2018 and will formally become part of the Development Plan for Wandsworth. At this stage it will replace the employment and industry sections of the current local plan documents.

One of the key tests of the Examination will be whether the plan is in accordance with national policy as set out in the National Planning Policy Framework and National Planning Practice Guidance.

This consultation will take place between Friday 11 December 2015 and Friday 29 January 2016. **All responses must be received by Friday 29 January 2016.**

The following table sets out the timeframe for carrying out the employment and industry local plan review:

Stage	Exercise	Timeframe
Stage 1: Preparation	Regulation 18 preparation stage consultation	December 2015 – January 2016
	Employment Land Study	January – May 2016
Stage 2: Publication	Publish submission version	December 2016
	Regulation 19 submission version consultation	December 2016 – February 2017
Stage 3: Examination	Submission to Secretary of State	July 2017
	Examination	October 2017 – January 2018
Stage 4: Adoption	Adoption	July 2018

## 2 What policies will be replaced?

We are intending to review and replace the following policies from the Core Strategy and the DMPD:

Core Strategy:

- PL6 Meeting the needs of the local economy
- PL7 Land for industry and waste
- PL8 Town and local centres (in relation to employment uses only)

Development Management Policies Document:

- DMTS14 Offices
- DMI1 Strategic Industrial Locations (SILs) and Locally Significant Industrial Areas (LSIAs)
- DMI2 Mixed Use Former Industrial Employment Areas (MUFIEAs)
- DMI3 Thames Policy Area
- DMI4 Provision of flexible employment floorspace
- DMI5 Allocated Sites for waste management facilities
- DMI6 Development of waste management facilities on unallocated sites
- DMI7 Development criteria for waste sites

Site Specific Allocations Document:

Sites identified in the Site SSAD will be reviewed, and new sites considered, where they are primarily associated with an employment or industry use. It is possible that some areas currently allocated for industrial use will be reclassified to allow other uses in these areas. If this is the case, it is proposed to include detailed Area Spatial Strategies for these areas, in order to guide development.

## **3 Proposed Areas for Review**

### **3.1 Overall Approach**

Do you agree that the approach described above – to produce a single Employment and Industry Local Plan document – is the best way to plan for these uses in the Borough?

### **3.2 Strategic Issues**

#### **3.2.1 Strategic Industrial Location (SIL) and Locally Significant Industrial Areas (LSIA)**

Should we continue to protect these areas for industrial uses? Are there other areas we should protect? Should we allow mixed use development or other uses in any of these areas? What other uses do you think are appropriate in these areas? What criteria should the Council use for determining which land should be released? If any of these areas are released from industrial use, what level of employment uses should be required as part of any redevelopment?

The Council is considering whether there are particular industrial areas that should be prioritised for release. During the previous Local Plan review, representations were made suggesting the release of sites in the LSIA north of Wandsworth town centre in particular, and it is recognised that the gas holder site may be decommissioned over the next few years. Do you consider that this area should be prioritised for release? Do you think that one or more other areas should be prioritised and, if so, which areas and why?

#### **3.2.2 Mixed Use Former industrial Employment Areas**

Should we continue to seek mixed use redevelopment of former industrial employment areas? What employment uses should be considered appropriate in these areas?

#### **3.2.3 Offices**

Should we continue to focus office development in town centres and focal points of activity in the Thames riverside area?

#### **3.2.4 Waste**

It is not intended to review the Borough's waste apportionment figure or to call for new or alternative waste sites at this stage; this will be carried out as part of the full Local Plan review. However, the Borough's existing allocated waste sites are located in or close to areas allocated for industrial use and in order to consider these areas

comprehensively, we intend to review the policy approach to waste sites in this review and to include waste policies and sites in the Employment and Industry Local Plan document.

Is our current approach to waste sites and waste development appropriate? Is there a need to give additional protection from neighbouring development that might prejudice waste management activities?

### **3.3 Spatial Approaches**

The current Local Plan contains Area Spatial Strategies providing more detailed guidance for development in the areas of greatest change. The Strategies allow for the implementation of Local Plan objectives through planning new development in a co-ordinated spatial manner.

Do you agree that including detailed proposed Area Spatial Strategies for areas of significant change is the right approach? How can we ensure that these encourage sustainable development, rather than overly burden development partners?

### **3.4 Specific Policies**

Do current office policies strike the right balance between protecting viable offices and allowing redevelopment of redundant premises?

Is there more that we should be doing to encourage small and growing businesses in the Borough? How could this best be reflected in planning policy?

Should we have specific policies relating to particular business types, such as creative industries? Are there any particular business types that should be nurtured, encouraged or protected, and how could this be achieved?

## 4 How to respond

When making your representations, please be aware that this is a partial review. That means that we are not intending to review our overall Local Plan at the moment – we are just looking at our approach to employment and industrial land and premises. A full review of the Local Plan documents will follow shortly, and there will be an opportunity for you to make representations regarding all aspects of the plan including the overall spatial strategy in a later consultation anticipated for 2016.

We encourage you to respond on-line using our online consultation portal <http://wandsworth-consult.limehouse.co.uk/portal> as this greatly assists us in collating, analysing and considering the responses. Further information is also available on our website [www.wandsworth.gov.uk/employmentlandreview](http://www.wandsworth.gov.uk/employmentlandreview). If you are not able to respond on-line, please email [planningpolicy@wandsworth.gov.uk](mailto:planningpolicy@wandsworth.gov.uk) or send written responses to:

Planning Policy  
Housing & Community Services  
Town Hall  
Wandsworth High Street  
London  
SW18 2PU

If you have any questions about the review, please phone Rob McNicol on 020 8871 8814.



## 5 Technical Details

This consultation is being carried out in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. These regulations set out how the Council has to prepare Local Plan documents and require the Council to issue notifications of the subject of a local plan that it is proposed to prepare. In the interests of clarity, the areas of review set out above should be considered to be the subject of the local plan.