



## Local Plan Review

### Consultation on the Publication Draft Local Plan

10 January to 28 February 2022

#### RESPONSE FORM

The Council is inviting comments over a seven-week period on the Publication version of the Local Plan.

The Draft Local Plan sets out a vision and spatial strategy to guide the development of the borough from 2023, when the Plan is anticipated to be adopted, to 2038. It sets out key objectives for the borough, which are supported by planning policies, area strategies, and – at the smallest scale – detailed guidance for the development of specific sites. Collectively, these identify where development should be targeted and set out how the borough's neighbourhoods and places will change over the next 15 years.

This consultation is the final opportunity to comment on the Local Plan before it is submitted to the Secretary of State for independent 'examination in public'. At this stage in the plan-making process, in accordance with the national guidance, consultation responses should focus on whether the Local Plan has been developed in compliance with the relevant legal and procedural requirements, including the duty to cooperate, and with the 'soundness' of the Plan. Further detail on these concepts is provided in the accompanying guidance notes provided at the end of the form.

#### How to respond

Please read the consultation documents and other background information made available on the Local Plan website: <http://www.wandsworth.gov.uk/draft-local-plan-publication>

You can respond by completing this form, either electronically using Word or as a print out, and sending it to the Council by:

- Email to [planningpolicy@wandsworth.gov.uk](mailto:planningpolicy@wandsworth.gov.uk)
- Post to Planning Policy and Design, Environment and Community Services, Town Hall, Wandsworth High Street, Wandsworth, SW18 2PU.

Alternatively, you can also make comments on the draft Local Plan online via our Consultation Portal, which is accessible at the website listed above.

All responses must be received by **11.59pm on Monday 28 February 2022**. The consultation is open to everyone; however please note that responses will not be treated as confidential and those submitted anonymously will not be accepted.

| Part A: Personal Details         |                      |  |
|----------------------------------|----------------------|--|
|                                  | 1. Personal details* | 2. Agent's details (if applicable)       |
| Title                            |                      | Mr                                       |
| First name                       |                      | John                                     |
| Last name                        |                      | Cutler                                   |
| Job title<br>(where relevant)    |                      | Associate Planning Director              |
| Organisation<br>(where relevant) |                      | BNP Paribas Real Estate                  |
| Address                          |                      | 5 Aldermanbury Square, London            |
| Postcode                         |                      | EC2V 7BP                                 |
| Telephone                        |                      | ██████████                               |
| E-mail address                   |                      | ██ |

\*If an agent is appointed, please complete only the title, name and organisation boxes for the respondent and complete the full contact details for the agent.

| Part B: About You...   |   |  |
|--|---|--|
| 3. Please tell us about yourself or who you are responding on behalf of. |   |  |
| Do you live in the borough?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Do you work in the borough?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Do you run a business in the borough?                                    | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Are you a student in the borough?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Are you a visitor to the borough?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

**Data protection**

Information provided in this form will be used fairly and lawfully and the Council will not knowingly do anything which may lead to a breach of the General Data Protection Regulation (GDPR) (2018).

All responses will be held by the London Borough of Wandsworth. They will be handled in accordance with the General Data Protection Regulation (GDPR) (2018). Responses will not be treated as confidential and will be published on our website and in any subsequent statements; however, personal details like address, phone number or email address will be removed.

For further details regarding your privacy please see the Council's information published at: [www.wandsworth.gov.uk/privacy](http://www.wandsworth.gov.uk/privacy)

| <b>Part C: Your Response</b>  |                                     |  |
|---|-------------------------------------|--|
| <b>4. Do you consider the Local Plan is:</b>  |                                     |  |
| 4.1 Legally compliant   | Yes <input type="checkbox"/>        | No <input type="checkbox"/>            |
| 4.2 Sound   | Yes <input type="checkbox"/>        | No <input checked="" type="checkbox"/> |
| 4.3 Complies with the duty to co-operate  | Yes <input type="checkbox"/>        | No <input type="checkbox"/>            |
| Further information on these terms is included within the accompanying guidance note, which can be found at the end of the response form.   |                                     |  |
| <b>If you have entered 'No' to 4.2, please continue with Q5. Otherwise, please go to Q6.</b>  |                                     |  |
| <b>5. Do you think the Local Plan is <u>unsound</u> because it is <u>not</u>:</b><br><i>(Please tick all that apply)</i>  |                                     |  |
| 5.1 Positively prepared   | <input checked="" type="checkbox"/> |  |
| 5.2 Justified   | <input checked="" type="checkbox"/> |  |
| 5.3 Effective   | <input type="checkbox"/>            |  |
| 5.4 Consistent with national policy   | <input checked="" type="checkbox"/> |  |
| <b>6. Please give details of why you think the Local Plan is not legally compliant and/or is unsound and/or fails to comply with the duty to co-operate.</b>  |                                     |  |
| <p><b>Please make it clear which consultation document your comments relate to and, where applicable, please include the relevant policy name/number, the site allocation name/reference, the Policies Map change, and/or the paragraph number. Please be as precise as possible.</b></p> <p><b>If you wish to provide comments in support of the legal compliance and/or soundness of the Local Plan, or its compliance with the duty to co-operate, please use this box to set out your comments.</b></p> <p><i>Please note your response should provide succinctly all the information, evidence and supporting information necessary to support / justify the response. After this stage, further submission will only be at the request of the Inspector, based on the matters and issues they identify for examination.</i></p> |                                     |  |
| <p>Please refer to our Regulation 19 response in relation to the approach to the proposed re-designation of Summerstown Locally Significant Industrial Area (LSIA) as a Strategic Industrial Location (SIL).</p>  |                                     |  |

*Please continue on a separate sheet / expand the box if necessary.*

**7. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, when considering any legal compliance or soundness matter you have identified at 5 above.**

**Please note that non-compliance with the duty to co-operate is incapable of modification at examination.**

**You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

*Please note your response should provide succinctly all the information, evidence and supporting information necessary to support / justify the suggested change. After this stage, further submission will only be at the request of the Inspector, based on the matters and issues they identify for examination.*

The Council review the proposed change at paragraph 2.2.1 on page 8 of the 'Policy Map Changes' document.

680 Garratt Lane be removed from the proposed re-designation of Summerstown LSIA as a SIL.

A separate residential/mixed-use allocation should be created for land owned by our client, based on the red line area provided at Appendix A (attached to our response).

Please refer to our response for further details.

*Please continue on a separate sheet / expand the box if necessary.*

|  |                    |                                     |                           |
|--|--------------------|-------------------------------------|---------------------------|
| <p><b>8. If you are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? (Please tick box as appropriate)</b></p>  |                    |                                     |                           |
| <p><b>No</b>, I do not wish to participate in hearing session(s)</p>   |                    | <input type="checkbox"/>            |                           |
| <p><b>Yes</b>, I wish to participate in hearing session(s)</p>   |                    | <input checked="" type="checkbox"/> |                           |
| <p>Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.</p>   |                    |                                     |                           |
| <p><b>9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:</b></p> <p><i>Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.</i></p> |                    |                                     |                           |
| Empty space for response   |                    |                                     |                           |
| <p><i>Please continue on a separate sheet / expand the box if necessary.</i></p>   |                    |                                     |                           |
| <p><b>If you are not on our consultation database and you respond to this consultation, your details will be added to the database. This allows us to contact you with updates on the progression of the Local Plan and other planning policy documents.</b></p>   |                    |                                     |                           |
| <p>If you do not wish to be added to our database or you would like your details to be removed, then please tick this box.</p>   |                    |                                     | <input type="checkbox"/>  |
| <p>Signature:</p> <p><i>For electronic responses a typed signature is acceptable.</i></p>  | <p>John Cutler</p> | <p>Date:</p>                        | <p>28th February 2022</p> |



## Local Plan Publication Consultation

### Guidance Notes to accompany the Representation Form

#### Introduction

1. The plan has been published by the Local Planning Authority [LPA] in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

#### Legal Compliance

3. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination.
- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI] (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.
- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should be in general conformity with the London Plan.
- The plan should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended [the Regulations].

#### Duty to Co-operate

4. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore, the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

### Soundness

**5.** The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- Positively prepared – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

**6.** If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or the London Plan)? If so, does not need to be included?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

### General advice

**7.** If you wish to make a representation seeking a modification to the plan or part of the plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 5 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

**8.** You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

**9.** Where groups or individuals share a common view on the plan, it would be helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

**10.** Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.



## **Consultation Response London Borough of Wandsworth Local Plan Review (Regulation 19) Consultation**

---

680 Garratt Lane, London, SW17 0NP

---

**On behalf of Hitchcock and King**

**28<sup>th</sup> February 2022**

**Our reference: 219573**

## 1. Executive Summary

This report is provided in response to the Wandsworth Local Plan Review (Regulation 19) Consultation in respect of 680 Garratt Lane, London, SW17 0NP owned by our client, Hitchcock and King. A red line plan (Appendix A) supports this submission.

Our client is concerned about the approach to the proposed re-designation of Summerstown Locally Significant Industrial Area (LSIA), and specifically 680 Garratt Lane, as a Strategic Industrial Location (SIL). Our client's land is located within the existing Summerstown LSIA, on the eastern side of the Area, adjoining Garratt Lane. Our client is concerned that the Council's proposal to re-designate the entire Summerstown LSIA does not consider the surrounding context.

The identification of Summerstown as a SIL is based on the London Plan (2021) Policy E5. The policy states that through individual Development Plans, the Boroughs should define the boundaries of the proposed SILs. Thus, SILs identified in the London Plan are illustrative only.

Summerstown LSIA covers some 10.1 hectares, and covers distinctive areas, with variations in surrounding context. In the context of London Plan Policy E5 above, it is held that the Council's evidence base is high-level and does not consider the appropriateness of the different parts of the Summerstown LSIA, or indeed individual land parcels in respect of the SIL designation.

680 Garratt Lane represents a modest triangular parcel of land which is surrounded by established residential properties to the south and east. It is in a sustainable location, with good access to public transport and local amenities. Given the close proximity to established residential properties, it is held that the SIL designation (which would allow intensive industrial uses potentially on a 24 hour basis, including waste activities) is not appropriate to all parts of the existing Summerstown LSIA, notably at 680 Garratt Lane.

For the reasons set out in this report it is considered that the draft Local Plan does not comply with NPPF Paragraph 35; specifically that the proposed designation of 680 Garratt Lane as SIL is not justified, and is not consistent with national or regional policy.

In our view, 680 Garratt Lane should instead be allocated as residential, or mixed-use (commercial and residential) development site to ensure a smooth transition between the industrial and residential areas.

To avoid any ambiguity, it is proposed that:

- The Council review the proposed change at paragraph 2.2.1 on page 8 of the 'Policy Map Changes' document.
- 680 Garratt Lane be removed from the proposed re-designation of Summerstown LSIA as a SIL.
- A separate residential or mixed-use (commercial and residential) allocation be created for land owned by our client, based on the red line area provided at Appendix A.

## 2. Site Background

The Council will be aware of the site characteristics, constraints and opportunities, however a summary is also provided here for reference.

The land owned by our client as shown at Appendix A is approximately 0.127 hectares and comprises open storage (B8 use), which is accessed via Garratt Lane.

To the east fronting Garratt lane are 3, two-storey terraced houses. To the south-east are two-storey terraced houses in Keble Street with gardens backing on to the Site – a number appear to have accommodation at second floor level.

To the north-west is a petrol station, and to the rear (west) of that planning permission has been granted for a 13.8m tall (around five residential storeys) self-storage (B8) building, which would have a blank façade facing the site (LPA ref: 2021/0005) – there is an existing 9.3m tall wall on the boundary.

To the rear (west) are a number of single storey commercial units fronting onto Summerstown, beyond which is residential development up to eight and ten storey (part of AFC Wimbledon Plough Lane development).

On the opposite (eastern) side of Garratt Lane are two-storey terraced houses.

### **3. Indicative Proposals for 680 Garratt Lane**

#### *Deliverability*

For the reasons set out in this letter (notably the close proximity to residential properties), it is considered that the Site is not suitable as a SIL (due to the incompatibility of SIL and the established adjoining residential use).

Presently the site comprises open storage behind secure gates – it is considered to detract from the quality of the local public realm. It also presently provides little employment or economic benefit, and represents an inefficient use of land in a sustainable mixed use location. The site access also means that it is likely to be unsuitable for significant levels of large vehicle movements typically associated with industrial land uses.

Noting that the site to the north has consent and is being developed already, there is no opportunity for a co-ordinated approach to development. Therefore, the owner of the site is keen to bring the site forward independently.

#### *Design and Density*

Design work has not yet been undertaken by architects. However, a design team will be instructed in the near future to undertake initial sketches. Given the surrounding land uses, it is considered that a residential or mixed use scheme would be appropriate in this location. A mixed use scheme would likely provide residential compatible commercial use at ground floor level with residential at the upper floor levels. Noting the surrounding context it is considered that a four storey development could be appropriate (subject to detailed design considerations). It is considered that the site access could be appropriate for a car-free / low car ownership scheme.

#### Residential Scheme

As a broad indication of residential development potential, the London Strategic Housing Land Availability Assessment 2017 (part of the London Plan 2021 evidence base) highlights indicative housing capacity estimates at Table 2.8. Based on the site PTAL of 2 – 3, and the Urban setting of the site, a density of around 145 dwellings per hectare would be assumed, which would equate to 18 dwellings on this site.

#### Mixed Use Scheme

It is held that at ground floor, a commercial unit of circa 508 sqm GIA could be provided (40% of the overall site area of around 1,270 sqm). It is envisaged that this would be within E(g)(i) / B2 / B8 use classes.

Noting the provision of commercial floorspace at ground floor level (of a four storey scheme), it could be assumed that the indicative residential capacity could be reduced by around a quarter. Therefore, it is considered that 14 dwellings would be an appropriate indicative residential capacity for this site (as part of a mixed use scheme).

### **4. National and Regional Planning Policy Context**

The Council will be aware of the national and regional planning policy context. However, it is important to highlight specific elements.

It is clear that national and London-wide policy supports the efficient use of land in sustainable locations such as the Site at 680 Garratt Lane.

#### National Planning Policy Framework

As set out within the National Planning Policy Framework (NPPF), the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7) which has three overarching objectives, which are economic, social and environmental (Paragraph 8). In respect of the economic objective, this identifies the need to *'help build a strong, responsive and competitive economy, by **ensuring that sufficient land of the right types is available in the right places** and at the right time to support growth, innovation and improved productivity* (our emphasis). The social objective also highlights the need to sufficient number and range of homes can be provided with accessible services, and the environmental objective highlights the need to make effective use of land.

The NPPF sets out the tests against which Local Plans should be prepared and assessed. Local Plan policies should follow the approach of the presumption in favour of sustainable development.

The principal test guiding policy adoption is that of 'soundness', namely that the plan should be (NPPF paragraph 35):

- *'Positively prepared – the plan should be prepared based on a strategy which seeks to **meet objectively assessed development** and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
- *Justified – the plan should be the **most appropriate strategy**, when considered against the reasonable alternatives, **based on proportionate evidence**;*
- *Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and*
- *Consistent with national policy – the plan should enable the delivery of sustainable development in **accordance with the policies in the Framework**.* [our emphasis]

Paragraph 119 sets out the requirement for planning policies to promote an effective use of land in meeting the need for homes and other uses.

Paragraph 120 sets out various was planning policies and decision should promote effective use of land. Parts a, c, d and e are as follows:

*Planning policies and decisions should:*

- a) ***“Encourage multiple benefits from both urban and rural land, including through mixed use schemes** and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- c) ***Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs**, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable and;*
- d) ***Promote and support the development of under-utilised land** and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or **above service yards**, car parks, lock-ups and railway infrastructure); and*
- e) *Support communities to use the **airspace above** existing residential and **commercial premises for new homes**. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighboring properties and he over street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”* [our emphasis]

Paragraph 124 highlights the requirement for planning policies and decisions to support development that makes efficient use of land, taking into account:

- a) *“The identified need for different types of housing and other forms of development, and the availability of land **suitable for accommodating it**;*
- b) *Local market conditions and viability;*
- c) *The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*

- d) *The desirability of maintaining an area's prevailing character and setting (including residential gardens), or **promoting regeneration and change**; and*
- e) *The importance of securing **well-designed, attractive and healthy spaces**.* [our emphasis]

### London Plan

The new London Plan was adopted in March 2021.

Policy GG2 promotes making the best use of land. To develop prosperous and sustainable mixed-use spaces that make the best use of land, Policy GG2 says those in planning and development must (inter alia):

- *“enable the **development of brownfield land**, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as **utilising small sites***
- *prioritise sites which are well-connected by existing or planned public transport*
- *Proactively explore the potential to **intensify the use of land to support additional homes and workspace, promoting higher density development**, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.*
- *applying a design-led approach to determine the **optimum development capacity** of sites*
- *understand what is valued about existing places and use this as a catalyst for **growth, renewal, and place-making**, strengthening London's distinct and varied character.”* [our emphasis]

Policy E5 (Strategic Industrial Locations – SIL) states that Strategic Industrial Locations are required to support the functioning of London's economy. Part B of Policy E5 states (inter alia):

#### **“Boroughs, in their Development Plans, should**

- 1) ***Define the detailed boundary of SILs in policies maps** having regard to the scope for **intensification**, co-location and substitution (set out in Policy E7 Industrial Intensification, Co-location and Substitution).”* [our emphasis]

Part D of Policy E5 states:

**“Development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial –type activities and their ability to operate on a 24-hour basis. Residential development adjacent to SILs should be designed to ensure that existing or potential industrial activities in SIL are not compromised or curtailed.** Particular attention should be given to layouts, access, orientation, servicing, public realm, air quality, soundproofing and other design mitigation in the residential development.”

 [our emphasis]

Supporting paragraph 6.5.1 states of SIL land:

**“They can accommodate activities which - by virtue of their scale, noise, odours, dust, emissions, hours of operation and/or vehicular movements - can raise tensions with other land uses, particularly residential development.”** [our emphasis].

Policy E7 (Industrial Intensification, Co-location and Substitution) states (inter alia):

**“B. Development Plans and planning frameworks should be proactive and consider, in collaboration with the Mayor, whether certain logistics, industrial and related functions in selected parts of SIL or LSIS could be intensified to provide additional industrial capacity. Intensification can also be used to facilitate the consolidation of an identified SIL or LSIS to support the delivery of residential and other uses, such as social infrastructure, or to contribute to town centre renewal. This process must meet the criteria set out in Part D below. This approach should only be considered as part of a plan-led process of SIL or LSIS intensification and consolidation (and the areas affected clearly defined in Development Plan policies maps) or as part of a co-ordinated master planning process in collaboration with the GLA and relevant borough, and not through ad hoc planning applications. In LSIS (but not in SIL) the scope for co-locating industrial uses with residential and other uses may be considered. This should also be part of a plan-led or master planning process.**

- C *Mixed-use or residential development proposals on Non-Designated Industrial Sites should only be supported where:*
- 1) *there is no reasonable prospect of the site being used for the industrial and related purposes set out in Part A of Policy E4 Land for industry, logistics and services to support London's economic function; or*
  - 2) **it has been allocated in an adopted local Development Plan Document for residential or mixed-use development;** or
  - 3) **industrial, storage or distribution floorspace is provided as part of mixed-use intensification** (see also Part C of Policy E2 Providing suitable business space)
- Mixed-use development proposals on Non-Designated Industrial Sites which co-locate industrial, storage or distribution floorspace with residential and/or other uses should also meet the criteria set out in Part D below.*
- D *The processes set out in Parts B and C above must ensure that:*
- 1) **the industrial and related activities** on-site and in surrounding parts **of the SIL, LSIS or Non-Designated Industrial Site are not compromised in terms of their continued efficient function, access, service arrangements and days/hours of operation noting that many businesses have 7-day/24-hour access and operational requirements**
  - 2) *the intensified industrial, storage and distribution uses are completed in advance of any residential component being occupied*
  - 3) *appropriate design mitigation is provided in any residential element to ensure compliance with 1 above with particular consideration given to:*
    - a) *safety and security*
    - b) *the layout, orientation, access, servicing and delivery arrangements of the uses in order to minimise conflict*
    - c) *design quality, public realm, visual impact and amenity for residents*
    - d) *agent of change principles*
    - e) *vibration and noise*
    - f) *air quality, including dust, odour and emissions and potential contamination.*” [Our emphasis].

## Conclusions

To conclude, it is clear that national and regional planning policies promote the efficient use of land for residential development, and in some circumstances this could mean co-location of residential and commercial uses to provide a sustainable mixed-use development.

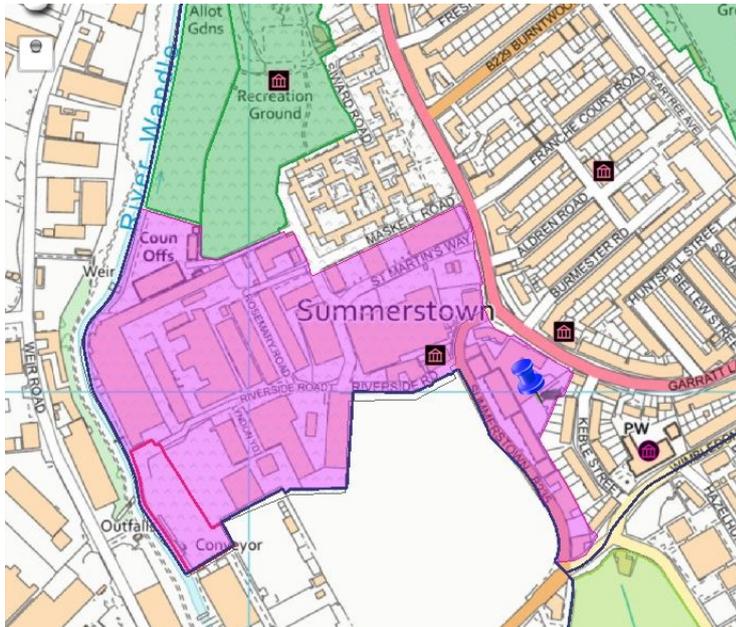
In terms of the SILs, London Plan Policy E5 confirms that the identification of the various SIL locations within the London Plan at Figure 6.1 are illustrative only, and that the individual Boroughs should in their development plans, define the detailed boundaries of SILs in policy maps, having regard to Policy E7. Policy E7(C) specifically sets out support for residential, and mixed use (industrial and residential) allocations where appropriate. Policy E7(D) sets out the importance that any such development is carefully designed, noting the land uses.

## **5. Council Approach to Re-Designate Summerstown as a SIL**

As highlighted above, London Plan Policy E5 provides guidance on how Boroughs should define the detailed boundaries of SILs, and develop local policies to protect and intensify SILs. The Policy also states that residential development adjoining SILs should be carefully designed so as to ensure that the 24-hour operation of SIL is not affected.

The London Plan does not define the boundaries of SILs, it merely provides a broad location. The Wandsworth Local Plan is the mechanism for defining the defined boundary.

The Regulation 19 Local Plan sets out the proposed re-designation of the Summerstown LSIA to a SIL, following the same defined boundaries as the existing LSIA (see Figures 1 and 2).



**Figure 1:** London Borough of Wandsworth's Proposals Map (2016). Pink shaded area defines the 'Locally Significant Industrial Area' (blue pin shows Site location)



**Figure 2:** Proposed boundary of Summerstown SIL (extract from the Policy Map Changes document)

### Wandsworth Employment Land and Premises Study 2020

The Wandsworth Local Plan review evidence base includes the Wandsworth Employment Land and Premises Study 2020 prepared by Aecom. The Study recommends the Council should consider re-designating the Summerstown LSIA as Strategic Industrial Land. The study states London Plan Policy E5 'identifies the North Wimbledon/Garratt Business Park (Summerstown) as a Strategic Industrial Location.' Aecom then recommend (R6) that the Council take forward the proposition in the London Plan and re-designate the site.

The analysis of the Summerstown LSIA appears to be limited. Paragraph 4.58 (where it is named 'Cluster C2') discusses the LSIS characteristics in very broad terms and 8.16 states that 'though close to both new

and established residential areas, occupiers have little to no impact on neighbouring sensitive uses where these are present.’

Table 4.10 provides an analysis of ‘Performance of employment clusters against criteria used to assess prospects for intensification’. This fails to note that parts of the LSIA (for instance 680 Garratt Lane) are located in close proximity to residential properties, despite the fact that such proximity is highlighted in respect of other ‘clusters’. For instance, clusters C7, C9, C10 and C11 (not exhaustive) are considered unsuitable for ‘industrial intensification’ at least partly due to the relationship with surrounding residential properties.

Paragraph 8.41 indicates that the Summerstown LSIA is an active and well-functioning industrial estate, but notes that:

*‘The area is a hub for activities which **may lead to tensions with other land uses** due to **their scale, noise and odours**....’ [our emphasis]*

Paragraph 8.42 goes on to state:

*‘The draft New London Plan has proposed that the Summerstown LSIA become a Strategic Industrial Location. This study recommends that the Council take forward this proposition and re-designate the site. Although there is little threat of redevelopment of the site for non-industrial uses such as residential, the site currently performs functions characteristic of SIL. Designating it as SIL will formalise and further protect the industrial uses within it. **The site does not appear to have any ‘bad neighbour’ issues and there is possibility for 24-hour working particularly in the Wimbledon Stadium Business Centre. Re-designating the site as a SIL will further promote intensified industrial use such as 24-hour working and positively benefit businesses located there.**’ [our emphasis].*

There is no statutory definition of ‘bad neighbour’ uses in England, however it is considered that this refers to neighbouring uses which negatively effect each other. For residential property, this would include uses giving rise to fumes, noise, vibration, smoke, and artificial lighting, particularly where these arise during unsociable hours.

In this context it is difficult to understand how the Employment Land and Premises Study fails to identify any potential ‘bad neighbour’ issues and indeed highlight the potential for 24-hour industrial uses (including potential waste uses), within the entirety of the existing Summerstown LSIA, when there are residential properties immediately adjoining the Site at 680 Garratt Lane. This has the potential to cause significant nuisance to occupiers on Garratt Lane and Keble Street.

The evidence base appears not to acknowledge that the Summerstown SIL in Policy E5 is a broad location only, or provide any more detailed analysis of the various parts of the LSIA. A more detailed assessment is required to define the exact SIL boundary, as required by London Plan Policy E5(B).

### Conclusion

In our view, the approach taken currently is not positively prepared or justified, as the boundary of the proposed Summerstown SIL is identical to the LSIAs, without detailed justification for this. LSIAs and SILs promote different types of industrial uses with varying impacts on the surrounding context. An area that performs well as a LSIA is not necessarily going to perform well as an SIL. There is a lack of justification from the Council’s evidence base as to why the entire Summerstown LSIAs should be re-designated as a SIL. The approach taken in the evidence base to the 680 Garratt Lane site therefore appears to be flawed.

## **6. Removal of 680 Garratt Lane from SIL Designation and Proposed Allocation**

680 Garratt Lane forms part of the eastern boundary of the Summerstown LSIA, and is located adjacent to Garratt Lane. To east and south east of the site are rows of terraced houses. On the opposite side of Garratt Lane (northern side of the A217) is also residential.

London Plan Policy E7 sets out potential for the co-location of industrial and residential uses, but highlights that this should be provided with appropriate design mitigation. Part C of the policy highlights the potential for residential, or mixed use (industrial and residential) allocations.

Such an approach would deliver a number of benefits:

- Provision of residential / mixed-use development on under-utilised commercial land, which is supported in national and regional planning policy.
- A transition in land use between the residential areas to the south east/east and the commercial areas to the north and west.
- Protection of residential amenity of neighbouring properties to the east and south through a well-considered scheme.
- Potential to provide other environmental benefits, such as landscaping, and enhancing flood risk management.
- Significant public realm enhancements to Garratt Lane.
- An efficient use of land in a sustainable location, which is supported in national and regional planning policy.

## 7. Conclusions

In our view, with reference to NPPF Paragraph 35, the Council's approach to re-designate Summerstown LSIA as a SIL is not:

- Positively prepared – the re-designation as currently drafted clearly does not make the optimal use of the development sites (NPPF paragraph 124). It also does not support development that makes efficient use of land, taking into account of the promotion of regeneration and change (NPPF paragraph 124). Chapter 11 of the NPPF encourages the promotion of effective use of land in meeting the need for homes and other uses. A positively prepared approach would endeavour to boost multiple benefits from the land at Summerstown (as per paragraph 120 of the NPPF). However, the Council's approach does not. Moreover, the approach does not accord with Policy GG2 of the London Plan which encourages planning and development to create sustainable spaces that make the best use of land.
- Justified – the proposed allocation of 680 Garratt Lane as SIL does not comprise the most appropriate strategy for the site (noting the potential alternative for a residential / commercial and residential mixed use allocation), as highlighted at London Plan Policy E7(C). The approach taken in the Local Plan review appears not to recognise that the London Plan Policy E5(B) requires that Boroughs should define the SIL boundaries in their areas. Moreover, the evidence base is flawed as it does not recognise the potential conflict between the proposed SIL (enabling 24 hour industrial uses) and the immediately adjacent residential properties).
- Consistent with national policy – for the reasons set out in this report, it is held that the proposed re-designation of 680 Garratt Lane as part of the Summerstown SIL conflicts with London Plan Policies GG2, E5 and E7 and Paragraphs 119, 120 or 124 of the NPPF.

Our suggested approach to address these issues are set out at Section 1 of this report.

## 8. Closings

We trust that the above provides informative comments to the current consultation.

We would be grateful if you could please confirm safe receipt of these representations and for the above comments to be considered before the revised Local Plan Review is finalised and submitted.

In addition, we request to be kept informed on the Examination proceedings and request to reserve the ability to take part in any Examination Hearings on behalf of our client.

Please do not hesitate to contact us should you wish to discuss any of the above further. We would be pleased to meet to discuss the merits of the proposal in detail.



**Application No: 2010/1508**  
**680 Garratt Lane SW17**  
**Planning Service – Technical Services Department**

**Scale:**  
**1:1250**  
**Date:**  
**12-Apr-10**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Council LA 1000019270 2009