

London Plan Examination in Public: Agenda and Participants

9.30am Tuesday 19 March 2019 (to finish no later than 2.45pm)

Land for industry, logistics and services [M62]

Agenda

Panel's Opening Announcements

The Mayor published a further suggested change relevant to Matter 62 on 8 March [FSC/13]

M62. Land for Industry, Logistics and Services to Support London's Economic Function

M62. Are policies E4, E5, E6 and E7 consistent with national policy and would they be effective in helping to ensure that sufficient suitable land and premises are available to meet the quantitative and qualitative needs for all foreseeable types of industrial¹ activity over the plan period? In particular:

Need for industrial land

- a) Are the industrial job growth projections and associated estimates of land and floorspace requirements justified?
- e) Is the approach to assessing floorspace and yard space capacity set out in paragraph 6.4.5 – 6.4.5B based on existing floorspace or floorspace assuming a 65% plot ratio (whichever is greater) justified and would it be effective?

Meeting the need for industrial land

- b) Is the aim of ensuring no overall net loss of (i) industrial floorspace capacity and (ii) operational yard space capacity across London in designated Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) justified and realistic, and would achieving that objective ensure the availability of a sufficient quantity of land and premises for industrial uses?
- c) Are the borough-level capacity categorisations ("retain", "provide", or "limited release") set out in Table 6.2 justified, and would the proposed approach ensure a sufficient quantity of land and premises in different industrial property market areas?
- d) Are there parts of London where significant amounts of additional industrial land are likely to be needed in addition to that which is currently in use and/or designated?

¹ Reference to "industrial" or "industry" in these matters includes all types of economic activity referred to in policy E4A(1)-(9A) incorporating the Minor Suggested Changes.

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- f) Is the approach set out in Policy E7D towards “non-designated industrial sites” (36% of total amount of industrial land²) justified and consistent with national policy?
- j) What evidence is there about the feasibility of delivering schemes on industrial land that would lead to the provision of net additional industrial floorspace along with the provision of significant numbers of new homes on the same site?

E7F – wider South East

- i) Is Policy E7F, along with Policy SD2, likely to be effective in terms of facilitating the substitution of some of London’s industrial capacity to related property markets beyond London’s boundary, and would achieving such an objective contribute to the achievement of sustainable development?

Effect of E4-E7 on meeting housing needs

- k) How would policies E4-E7 affect the implementation of Policy GG4 “delivering the homes Londoners need”?

Are E4-E7 effective, or unduly detailed, prescriptive and complicated

- g) Would policies E4-E7 provide an effective strategic context for the preparation of local plans and neighbourhood plans?
- h) Are policies E4-E7 clear about how they would be implemented through the determination of planning applications, particularly in terms of the role of “planning frameworks³” and “a co-ordinated masterplanning process in collaboration with the GLA”, and the relationship between policies E5D and E7B?

Panel’s Closing Remarks

² Plan paragraph 6.4.3.

³ “Planning frameworks” are defined in the Glossary and referred to in paragraphs 6.5.3 and 6.7.2 and policy SD1.

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Participants

For the Mayor

<i>Organisation</i>	<i>Individual</i>
Greater London Authority	Jennifer Peters
Greater London Authority	Gerard Burgess
Greater London Authority	Rob McNicol

Representors

<i>Representor</i>	Individual (and organisation if different from the representor)
Aitch Group	Tom Hill (Barton Willmore)
Amazon UK Services Limited	Sally Miles
Ballymore Group	John Roshier
DB Cargo UK Limited	
Federation of Small Businesses	
Gazeley UK Ltd	
GLA Industrial BIDs Group/ London Industry and Logistics Sounding Board	Will McKee (London ILSB) & Ilker Dervish (Industrial BIDs)
Home Builders Federation	James Stevens
Just Space	
London Assembly Planning Committee	Nicky Gavron AM
London Borough of Bexley	
London Boroughs of Brent and Ealing	
London Borough of Enfield	
London First	Sarah Bevan
London Forum of Amenity and Civic Societies	Peter Eversden & Michael Bach
London Waste and Recycling Board	
Prologis UK Ltd	
ROCA Investments	
SEGRO	Alan Holland, Mark Snow, Neil Impiazzi
South East England Councils / South East Strategic Leaders	