

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 underlining 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.

Ref	Policy/ Paragraph	Main Modification					
MM1	Policy EI2.2	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 <u>B1a</u>) floorspace will need to be justified by a sequential test.’					
	Policy EI2.4	Amend wording to first sentence of EI2.4 to read: ‘To help meet the need for business and industrial floorspace, and to support emerging and growing industries, the following areas <u>as set out on the Policies Map</u> , are designated as Economic Use Intensification Areas:’					
	Policy EI2.4	<p>Delete bullet points of EI2.4 to read;</p> <ul style="list-style-type: none"> • 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 <p>Replace with;</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Economic Use Intensification Areas</u></th> <th style="text-align: center;"><u>Associated Site Allocations</u></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><u>Bendon Valley</u></td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • <u>Riverside Business Centre and former Bingo Hall (Policies Map ref 99F)</u> </td> </tr> <tr> <td style="padding: 5px;"><u>Central Wandsworth</u></td> <td style="padding: 5px;"> <ul style="list-style-type: none"> • <u>Panorama Antennas (Policies Map ref 42B)</u> • <u>Causeway Island including land to the east (Policies Map ref 40)</u> </td> </tr> </tbody> </table>	<u>Economic Use Intensification Areas</u>	<u>Associated Site Allocations</u>	<u>Bendon Valley</u>	<ul style="list-style-type: none"> • <u>Riverside Business Centre and former Bingo Hall (Policies Map ref 99F)</u> 	<u>Central Wandsworth</u>
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<u>Central Wandsworth</u>	<ul style="list-style-type: none"> • <u>Panorama Antennas (Policies Map ref 42B)</u> • <u>Causeway Island including land to the east (Policies Map ref 40)</u> 						

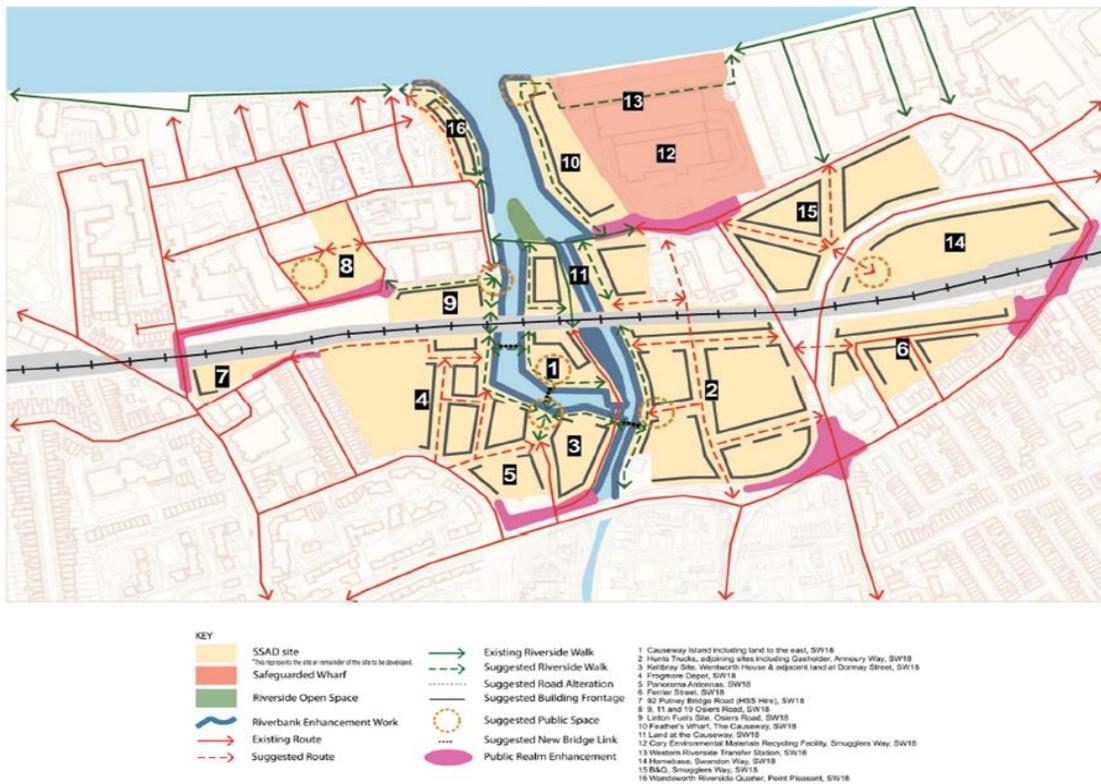
Ref	Policy/ Paragraph	Main Modification	
	Policy EI2.4		<ul style="list-style-type: none"> • <u>Keltbray Site, Wentworth House and adjacent land at Dormay Street (Policies Map ref 42)</u> • <u>Ferrier Street (Policies Map ref 42C)</u> • <u>Frogmore Depot (Policies Map ref 42A)</u> • <u>Hunts Trucks, adjoining sites including the Gasholder (Policies Map ref 41)</u>
		<p><u>Chelsea Cars and KwikFit</u></p>	<ul style="list-style-type: none"> • <u>Chelsea Cars and KwikFit (Policies Map ref 35A)</u>
		<p>Add wording to the last sentence of EI2.4 to read:</p> <p><u>'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.'</u></p>	
MM2	Policy EI3.1	<p>Amend wording of first sentence in EI3.1 to read:</p> <p><u>'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:'</u></p>	
	Policy EI3.2	<p>Amend wording of EI3.2 (Protecting office floorspace heading) to read;</p> <p><u>'Redevelopment proposals in the locations set out in point 3 above will only be permitted if:'</u></p>	
	Policy EI3.3	<p>Amend wording of the 4th Paragraph on p33 (preceding the bullet points) to read:</p> <p><u>'The following areas will be protected as identified on the Policies Map.'</u></p>	
MM3	Policy EI4.2	<p>Add wording to paragraph EI4.2 to read:</p> <p><u>'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.'</u></p>	
	Policy	<p>Add wording to paragraph EI4.2bii to read:</p>	

Ref	Policy/ Paragraph	Main Modification
	Policy EI5.4	<ul style="list-style-type: none"> • 'Floor to ceiling heights of 3.35m <u>or similar where justified</u>; • Space on site for servicing/parking of commercial vehicles; <u>and</u> • Goods lifts for multistorey developments (with a minimum loading of 500kg).' <p>Amend EI5.4 to read:</p> <p>'Redevelopment of existing economic uses should <u>where viable wherever possible</u> seek to retain existing businesses on site following development, <u>with similar taking into consideration existing space requirements</u>, lease terms and rent levels, <u>and any other reasonable business requirements</u>, if those businesses wish to remain. <u>If retention is not possible this should be demonstrated through a viability appraisal. Further details will be set out in the Planning Obligations SPD.'</u></p>
MM5	Paragraph 2.29	<p>Delete paragraph 2.29 :</p> <p>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.</p> <p>And replace with the following wording:</p> <p><u>'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.</u></p> <p><u>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.'</u></p> <p>Amend wording in last sentence of Policy EI6.6 to read:</p> <p>'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</p>
	Policy EI6.6	

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	Wandle Delta	<p>and to change format to landscape. (See amended figure 7 below this table).</p> <p>Add new section after paragraph 3.5 before the Strategic Opportunities section to read:</p> <p><u>'The Sites</u> <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.</u></p> <p><u>These sites are:</u></p> <ol style="list-style-type: none"> 1. <u>Causeway Island including land to the east</u> 2. <u>Hunts Trucks, adjoining sites including Gasholder, Armoury Way</u> 3. <u>Keltbray Site, Wentworth Housing & adjacent land at Dormay Street</u> 4. <u>Frogmore Depot</u> 5. <u>Panorama Antennas</u> 6. <u>Ferrier Street</u> 7. <u>92 Putney Bridge Road (HSS Hire)</u> 8. <u>9, 11 and 19 Osiers Road</u> 9. <u>Linton Fuels Site, Osiers Road</u> 10. <u>Feather's Wharf, The Causeway</u> 11. <u>Land at the Causeway</u> 12. <u>Cory Environmental Materials Recycling Facility, Smugglers Way</u> 13. <u>Western Riverside Transfer Station</u> 14. <u>Homebase, Swandon Way</u> 15. <u>B and Q, Smugglers Way</u> 16. <u>Wandsworth Riverside Quarter, Point Pleasant.</u>
MM9	<p>Site Allocations with the Policies Map reference numbers: 40 42 42A 42B 42C 42D 99F</p> <p>Site 42D (92 Putney Bridge Road HSS Hire)</p>	<p>Amend Tall Buildings paragraph in each Site Allocation to delete first sentence and add additional text to read:</p> <p>'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.'</p> <p>Amend wording at: 'Site description' and 'Site allocation' to read:</p> <p>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 E13). Redevelopment could include</p>

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	<p>Site Allocations with the Policies Map reference numbers: 50 51 52 53 54 55 56 57 58</p> <p>Riverside Business Centre and Former Bingo Hall, Bendon Valley.</p>	<p>residential uses as well as employment use, subject to the requirements of policies EI3 and EI5.'</p> <p>Amend Tall Building's paragraph in each Site Allocation to delete first sentence and add additional text to read:</p> <p>'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. <u>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.'</u></p> <p>Amend wording in third paragraph 'Design Principles' to read:</p> <p>'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.'</p>

MM8 – Amended figure 7 Area Spatial Strategy for Wandle Delta



End