

The New London Plan

Industrial land, logistics and freight

CLFQP / CFGI presentation

23 Jan 2018



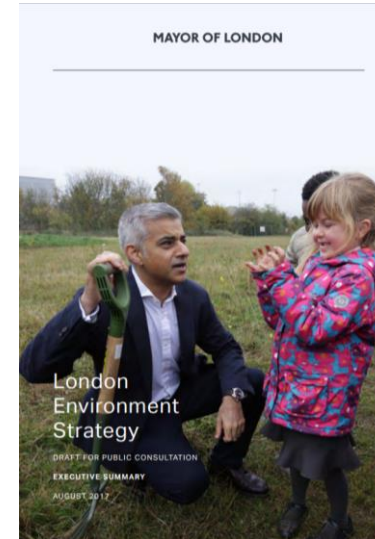
Overview

1. New London Plan Good Growth principles
2. Evidence base – land for industry and logistics
3. New London Plan policies on industry, logistics and freight
4. Examples of industrial intensification and co-location
5. Making it happen



Mayoral statutory strategies

- London Plan
- London Housing Strategy
- Mayor's Transport Strategy
- Economic Development Strategy
- London Environment Strategy
- Health Inequalities Strategy
- Cultural Strategy



New London Plan - Good Growth policies

1. Building strong and inclusive communities
2. Making the best use of land
3. Creating a healthy city
4. Delivering the homes Londoners need
5. Growing a good economy
6. Increasing efficiency and resilience



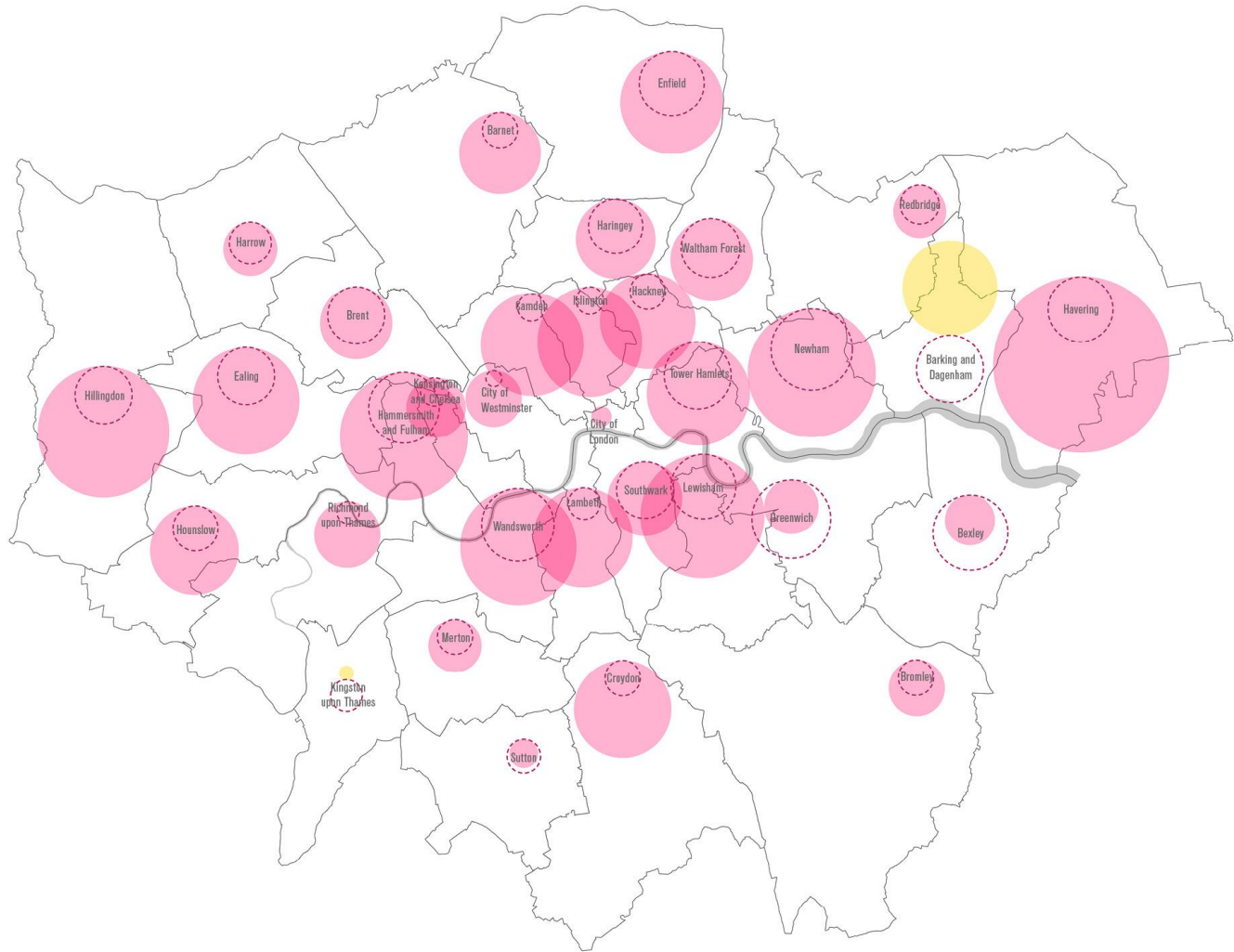
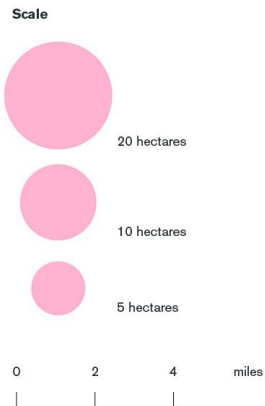
London Plan evidence base – industrial land supply

**Figure 2-18: SPG
Industrial Land Benchmark
Release: 5-Year Equivalent
Compared to Actual
Release 2010-2015**

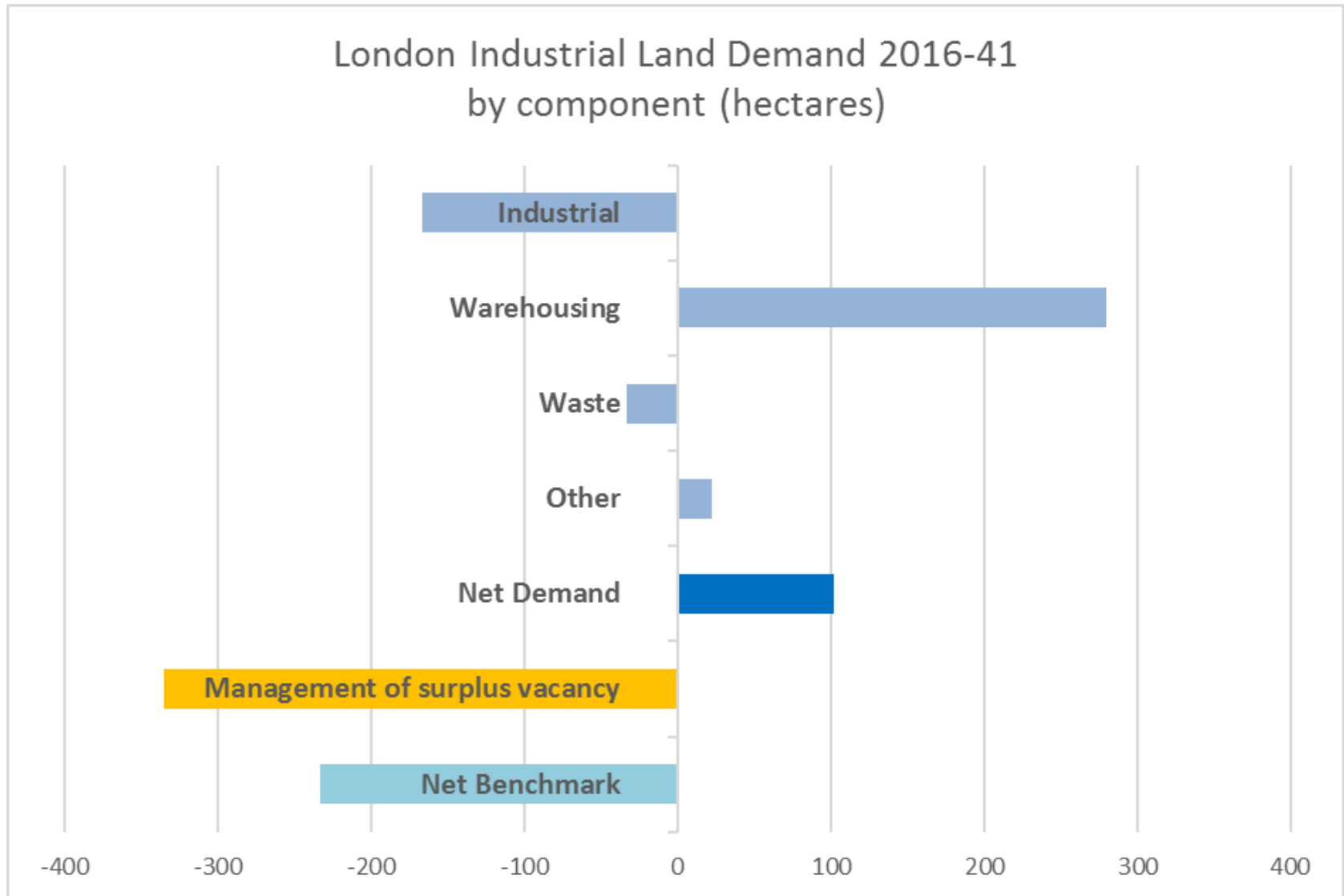
--- SPG benchmark release
5-year equivalent

■ Industrial land released 2010-2015

■ Industrial land gained 2010-2015

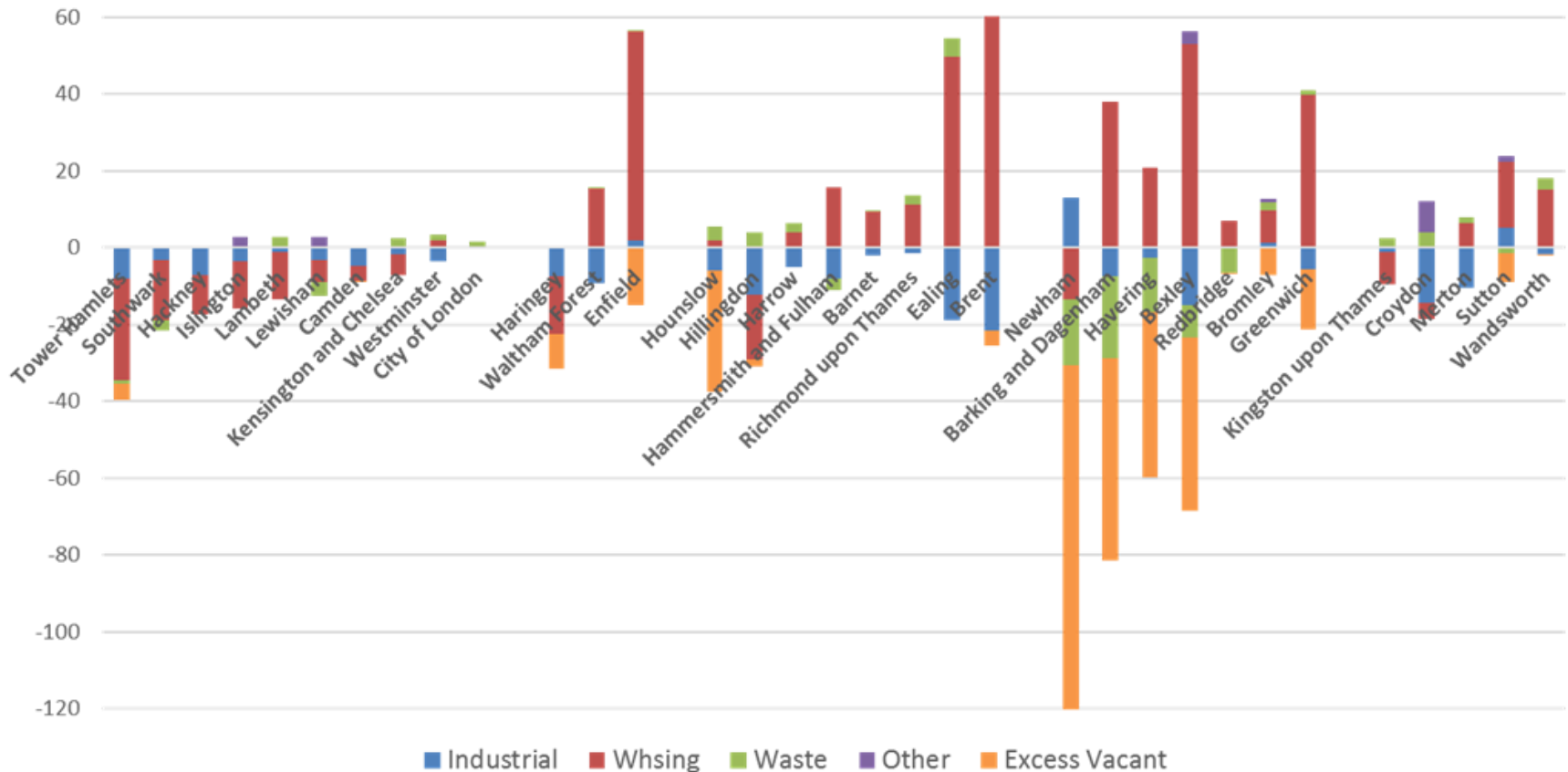


London Plan evidence base – industrial land demand



London Plan evidence base – industrial land demand

London Industrial Land Demand 2016-2041, by borough (Hectares)



Key policies related to industry and logistics

E4 – Land for industry, logistics and services:

- Maintain sufficient supply of land and premises for industrial and related functions.
- Sets out the categories of industrial uses and types of sites:
 - ❑ SIL – Strategic Industrial Locations
 - ❑ LSIS – Locally Significant Industrial Sites
 - ❑ Non-designated industrial sites.
- No net loss of industrial capacity for London in SIL / LSIS.
- Set out locations where retention and provision should be prioritised and where release should be focussed.

Management of industrial floorspace capacity

Borough Categorisations:

Provide (6)

Retain (26)

Release (3)

Management of Industrial Floorspace Capacity Borough Level Categorisations

- Provide Capacity
- Retain Capacity
- Limited Release

Source: GLA Planning

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Key policies related to industry and logistics

E5 – Strategic Industrial Locations (SIL)

Managed proactively as London's main reservoir of industrial, and logistics capacity.

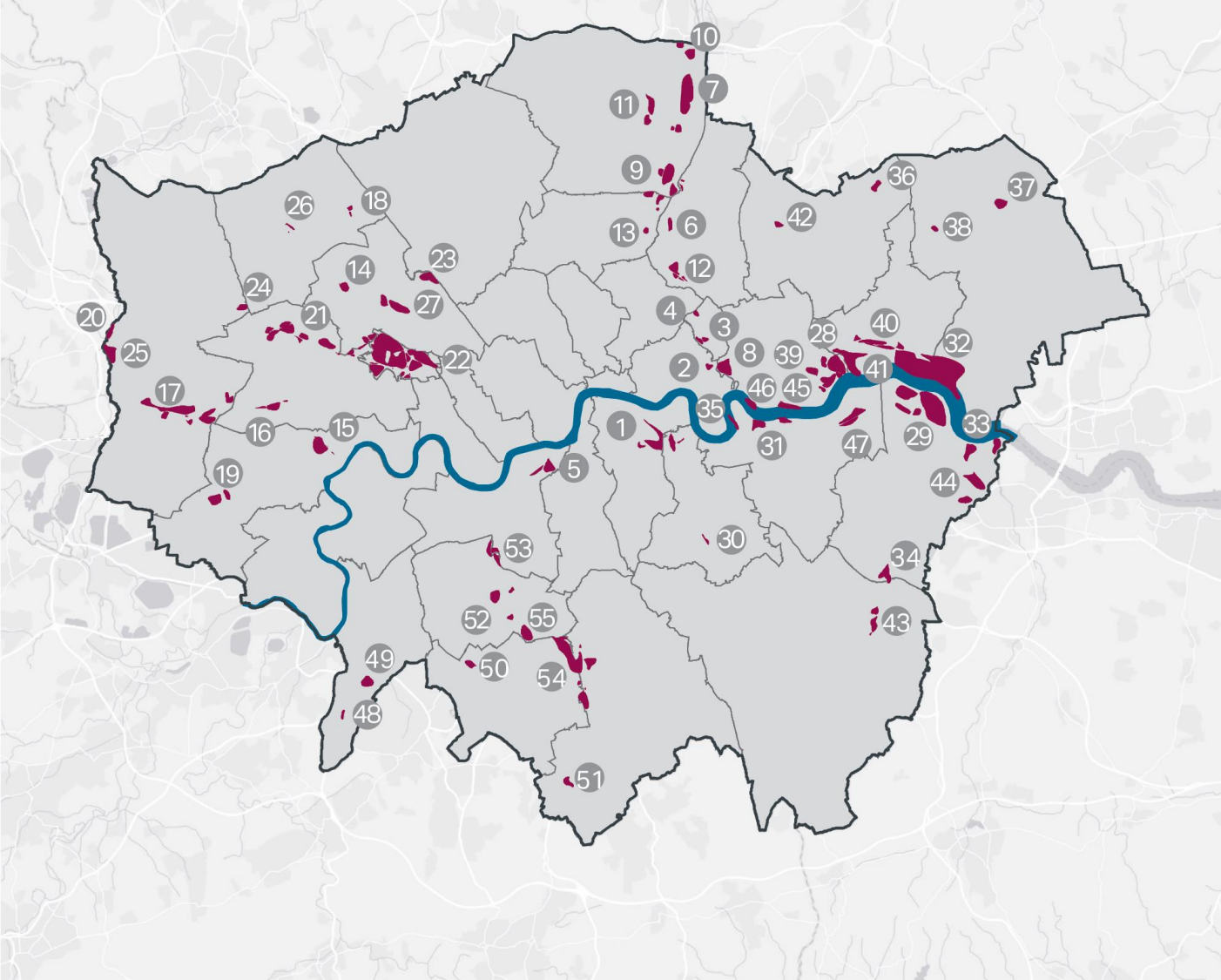
Development Plans should:

- define detailed boundaries
- protect and intensify SILs for industrial-type uses

Non-industrial uses should be refused in SILs (including housing), unless released through SIL intensification process.

Development proposals in / adjacent to SILs shouldn't compromise industrial-type activity (Agent of Change).

Strategic Industrial Locations



Strategic Industrial Locations

● Strategic Industrial Locations (SIL)

References refer to Table 6.3

Source: GLA Planning

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Key policies related to industry and logistics

E6 – Locally Significant Industrial Sites

Development Plans should:

- define detailed boundaries
- make clear the range of industrial and related uses (distinct from local employment areas that can accommodate wider range of uses).

Key policies related to industry and logistics

E7 – Intensification, co-location and substitution

- Development Plans and proposals should encourage **intensification of industrial-only uses** through mezzanines, small units, multi-storeys and basements.
- Development Plans should consider **intensification of industrial uses in SIL/LSIS to support delivery of residential** through plan-led/master-planned process.
- **Mixed-use/residential** on non-designated industrial sites will be supported if the site is redundant, allocated in a Local Plan, or industrial floorspace is re-provided.

Key policies related to industry and logistics

E7 – Intensification, co-location and substitution (cont.)

Intensification and co-location must ensure:

- Intensification of SIL/LSIS provide an **increase/no net loss of floorspace**, with appropriate **yard space**
- Industrial-type activities are **not compromised** (on site and surrounding)
- Industrial is occupied **in advance** of residential
- **Design mitigation** is provided.

Development Plans should consider scope for **substitution** of industrial capacity, in collaboration with neighbouring authorities.

Other Related Policies

D12 - Agent of change: places the responsibility for mitigating impacts from existing noise-generating development on the new development

H6 - Threshold approach to applications: Threshold level of affordable housing is initially set at:

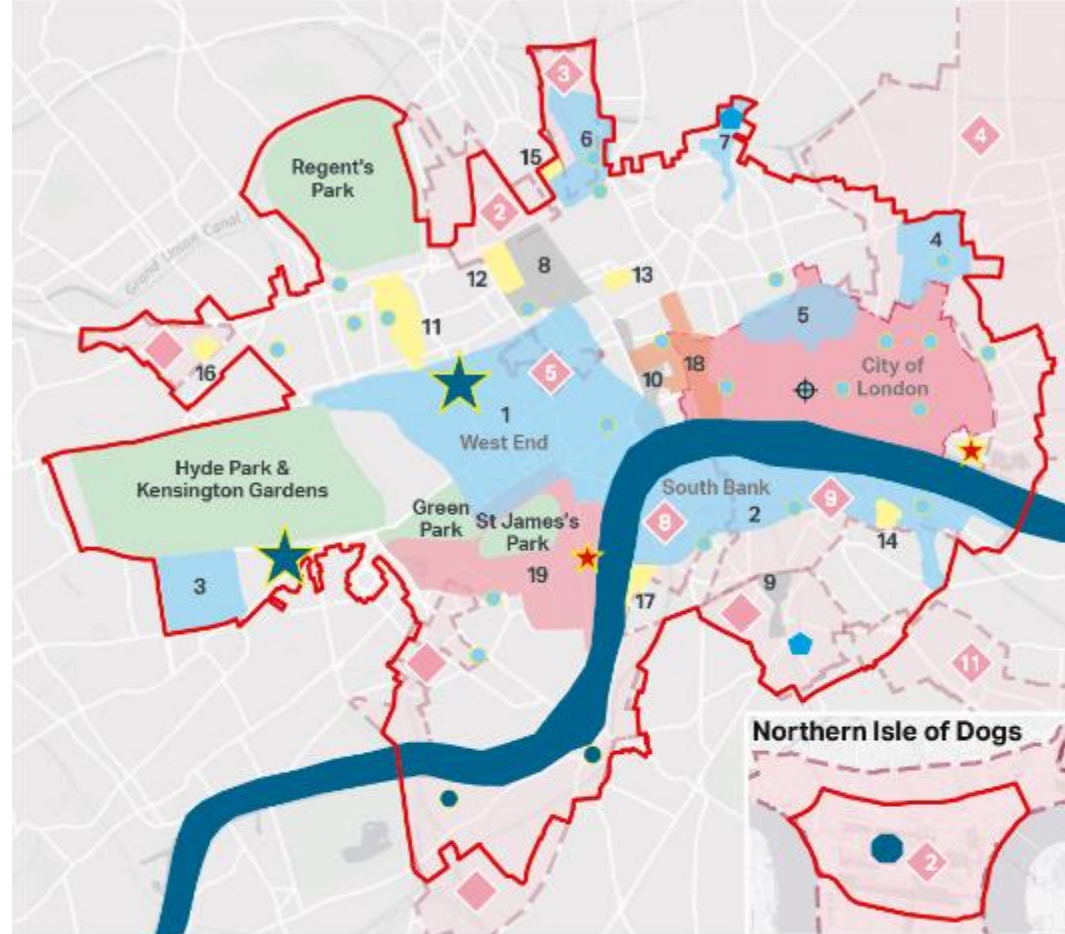
- 1) minimum of 35 per cent
- 2) 50 per cent for public sector land
- 3) 50 per cent for SIL, LSIS and other industrial sites deemed appropriate to release for other uses (see Policy E7)

Freight and servicing

T7 – Freight and servicing:

- Strategies in development plans and planning frameworks
- Supporting carbon-free travel – hydrogen refuelling and rapid electric vehicle charging points
- Safeguarding wharves and railheads for aggregates
- Consolidation and distribution centres
- Construction Logistics Plans and Delivery and Servicing Plans
- Deliveries outside peak hours and addressing missed deliveries
- Micro-consolidation in large developments
- Construction site design standards

Central Activities Zone



The Central Activities Zone and the Northern Isle of Dogs

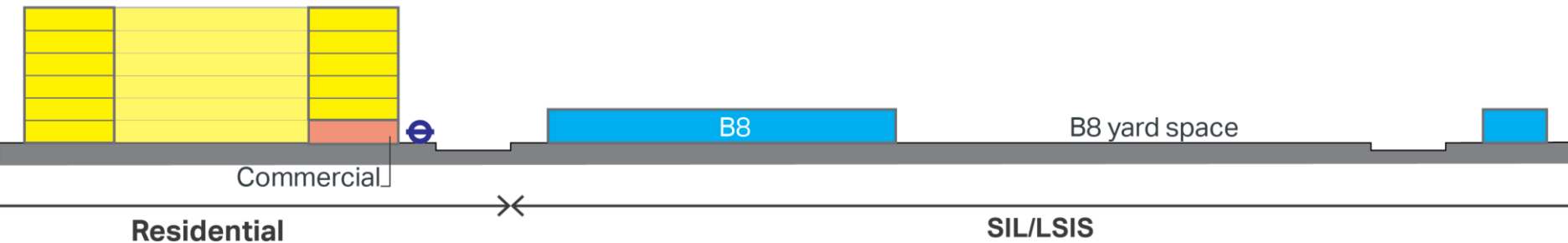
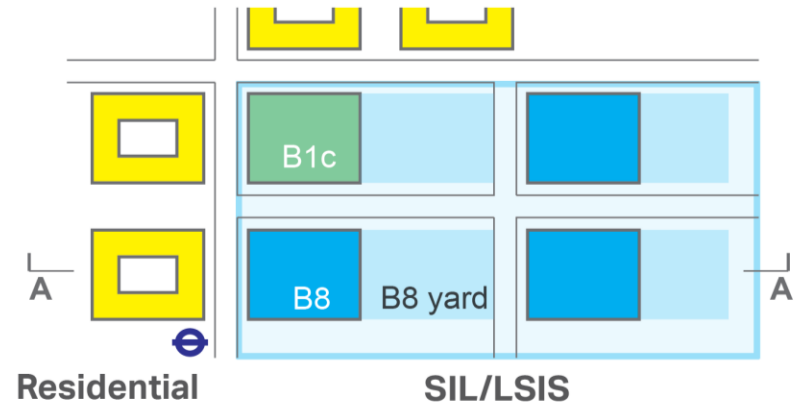
- | | |
|-----------------------|-----------------------------------|
| ○ CAZ and NIOD | Specialist Clusters |
| ⊕ St Paul's Cathedral | ● Academic |
| ★ World Heritage Site | ● Arts, culture and entertainment |
| ● Royal Parks | ● Health |
| ● City of London | ● Legal |
| ■ River Thames | ● State |
| ○ Opportunity Area | |

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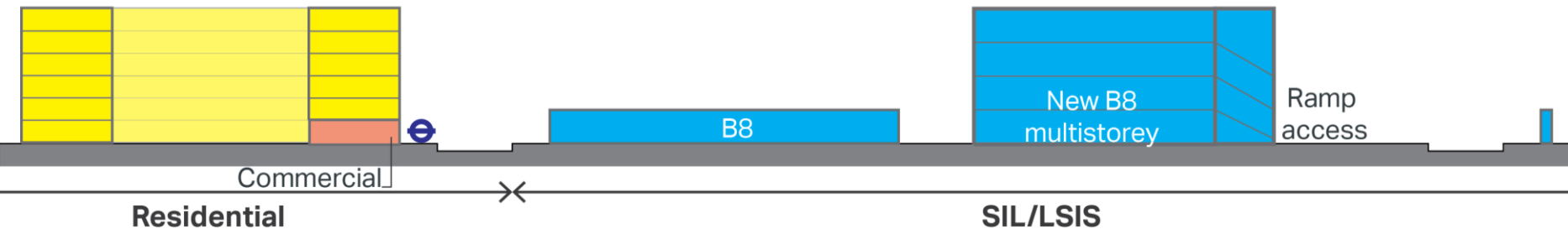
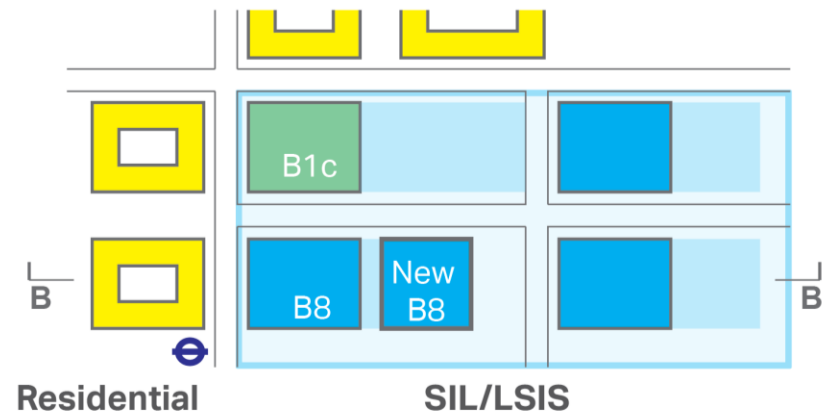
Simplified illustrations of approaches to SIL/LSIS intensification – 1 (before)

**Section A-A
Before / Existing**



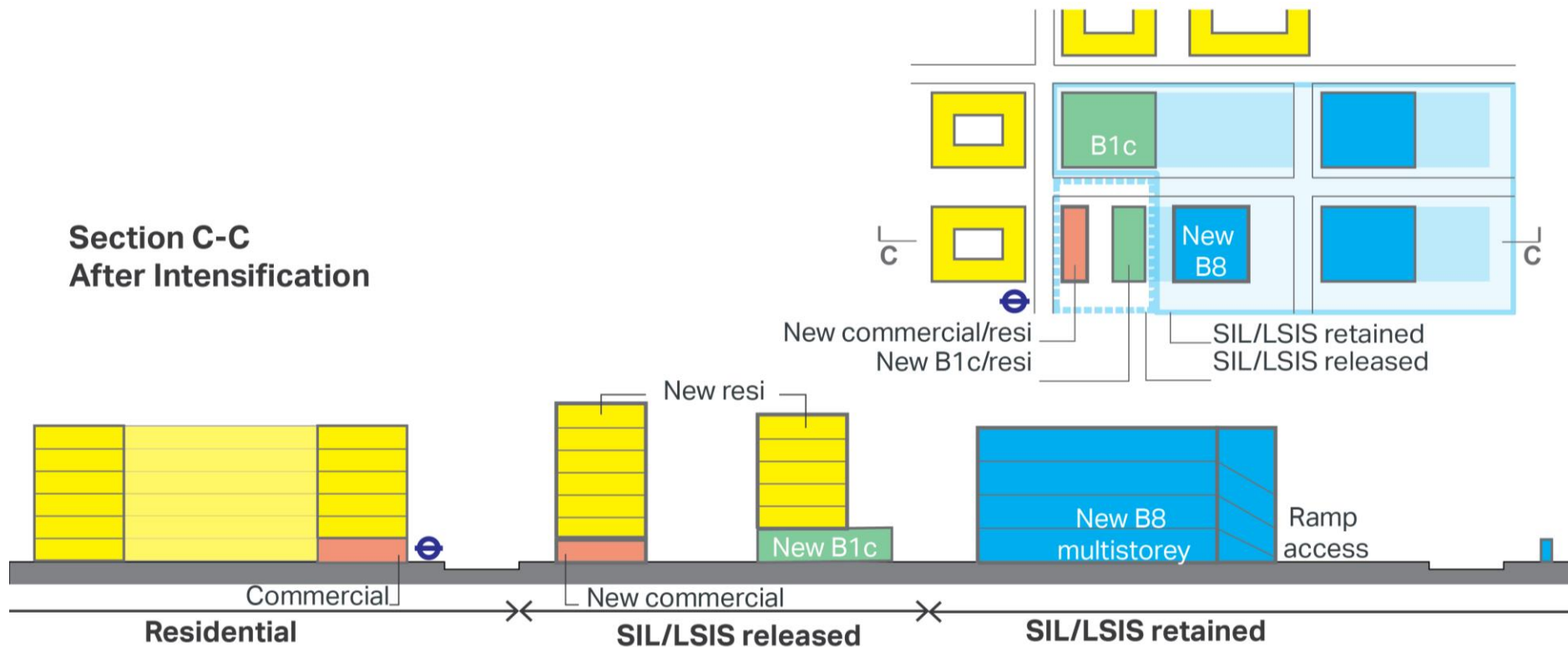
Simplified illustrations of approaches to SIL/LSIS intensification – 2 (transition)

Section B-B
Transition



Simplified illustrations of approaches to SIL/LSIS intensification – 3 (final position)

**Section C-C
After Intensification**



Examples of industrial intensification 1

X2 Heathrow



Amazon Tilbury



Examples of industrial intensification 2

GLP Misato III, Tokyo – 1m sq ft (93,000 sq m) multi-tenant facility



ProLogis Parc Osaka II, Osaka – eight storeys, 1.8m sq ft (167,000 sq m)



Examples of co-location 1

Lok'n Store / Lidl, Maidenhead



Access Self-Storage with offices above, Brixton



Examples of co-location 2

**Travis Perkins / Unite, trade unit with student accommodation above,
St. Pancras Way, Kings Cross**

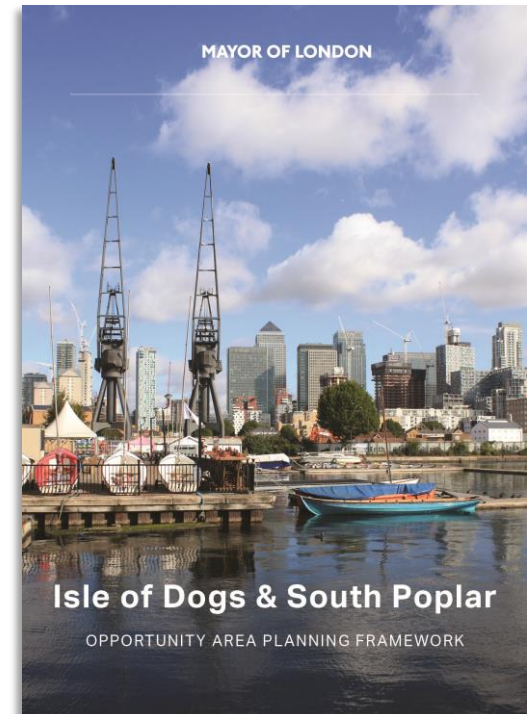
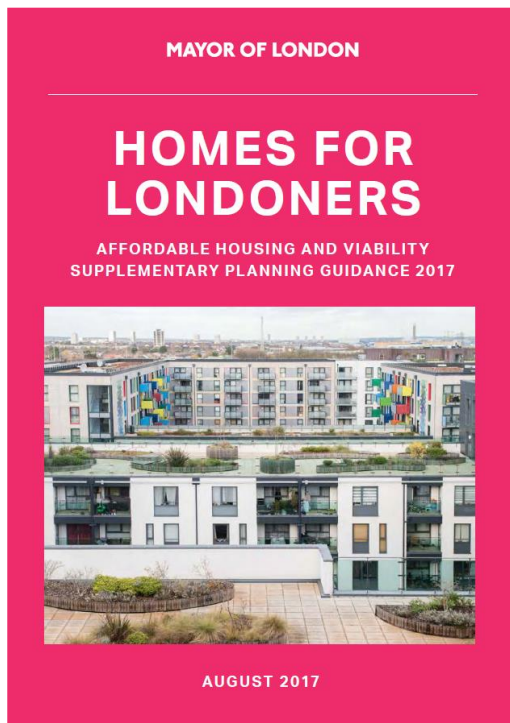


Examples of co-location 3

Bow Enterprise Park, Light industrial workshops and residential



Making it happen



The New London Plan Timetable

TIMETABLE

- 1st December 2017 - 2 March 2018
Draft London Plan consultation
- Autumn 2018:
Examination in public (EiP)
- Autumn 2019:
Publication (adoption)