The New London Plan

Industrial land, logistics and freight

CLFQP / CFIG 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
London Plan evidence base – industrial land demand

London Industrial Land Demand 2016-41 by component (hectares)

- Industrial
- Warehousing
- Waste
- Other
- Net Demand
- Management of surplus vacancy
- Net Benchmark
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 (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
- St Paul's Cathedral
- World Heritage Site
- Royal Parks
- City of London
- River Thames
- Opportunity Area

Specialist Clusters
- Academic
- Arts, culture and entertainment
- Health
- Legal
- State

Source: GLA Planning
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Simplified illustrations of approaches to SIL/LSIS intensification – 1 (before)
Simplified illustrations of approaches to SIL/LSIS intensification – 2 (transition)
Simplified illustrations of approaches to SIL/LSIS intensification – 3 (final position)
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)