

Design in planning

Industrial and logistics uses in London

Examples of multi storey mixed use and flexible buildings



Account of Forum meeting on Monday 5th June

at HTA Design LLP 75-89 Wallis Road E9 5LN

Minute by Riette Oosthuizen and Michaela Oberhube of HTA

Design also at planninginlondon.com > LP&DF

DISCUSSION TOPICS

1 Design in planning

Led by Government Head of Architecture Sarah Allan.

Role of design in national policy and national NPPF

• Chapter 12 of the NPPF focuses on achieving well-designed places. It includes three crucial clauses.

• Para 127 emphasizes the need for clear design vision and expectations in planning applications. Para 128 encourages planning authorities to develop design guidance and codes consistent with national design guidance. And Para 134 permits the refusal of schemes that do not align with local design policies and national design guidance.

• The NPPF also refers to the national design guide, which outlines ten principles for well-designed places and highlights the importance of prioritising local character and context.

National Design Model design code

• The national model design code, published in 2021, provides detailed guidance for preparing design codes. It advocates for a departure from traditional site-specific codes, instead encouraging local authorities to adopt a broader scale approach, such as neighbourhood-wide design codes or design codes for a whole authority area as well as being able to focus on smaller plots and coding potentially to a prescriptive level.

• The code outlines a three-stage process: analysis-understanding the place, developing a clear vision, and establishing detailed design parameters. Community and stakeholder engagement is essential throughout this process.

Design code measures in Levelling Up and Regeneration

• The Levelling Up Regeneration Bill, introduced in 2021, mandates local authorities to produce design codes for their local authority area.

• These codes can be included in the local plan or as supplementary plans, which carry the same weight as a local plan.

• Local authorities are also encouraged to prepare design codes at smaller scales of their local plan, supplementary plan or as neighbourhood plan.

• The bill emphasizes the importance of plan-making principles and proposes clear policies at the national development management policy level.

• The design measures in the Bill will be incorporated into a revised NPPF after it has received Royal Assent. Once the Bill has received Royal Assent, Government will run a full consultation on a draft NPPF.

Design Code Pathfinders

• The Design Code Pathfinder Programme, initiated in 2021, engaged with 14 local authorities to test aspects of the process and content of the draft national design code. The program aimed to understand the challenges and priorities of different areas in implementing design codes.

• The testing programme provided valuable insights into the process. Key findings include the time and resources required for design codes, the need for diverse skills, the significance of a well-prepared brief, and the value of community engagement. Peer-to-peer learning and roundtable sessions were instrumental in facilitating knowledge sharing among participants.

Examples from the Pathfinder Program

• The pathfinders presented various examples at different stages of their design code development. These examples highlighted the early stages of setting out area types, engaging stakeholders, and defining design priorities.

• Some participants focused on encouraging walking and cycling between settlements, while others aimed to maintain the character of existing buildings or address the challenges of specific areas.

• Community engagement and involvement played a pivotal role in shaping the design codes.

AGENDA

DISCUSSION TOPICS

1 Design in planning led by Government head of architecture Sarah Allan.

- Role of design in national policy and national guidance
- Design code measures in Levelling Up and Regeneration
- Emerging learning from design code pathfinder programme

UPDATE on last December's Forum discussion CLFQP/CILT Kerbside progress notes by Jolyon Drury

2 Industrial and logistics uses in London ref NLA report <https://nla.london/topics/industrial-logistics>; & scope for multi level mixed and flexible use buildings.

Led by Jörn Peters MRTPI Principal Strategic Planner, London Plan & Growth Strategies Team, GLA;

Rob Wellburn, Planning Policy for Place - Principal Officer, Regeneration, Planning and Delivery, LB Waltham Forest – who leads on the industrial land policies at Waltham Forest; He will give a short presentation about the approach in the new local plan and on how this is translating to schemes coming forward on the ground.

and Laura Elias Associate Director, Planning Development at SEGRO.

3 Examples of multi storey mixed use and flexible buildings. Presentation by Nicola Rutt

Founding Director Studio MULTI, drawing on her experience at Here East / Printworks and her research.



Department for Levelling Up,
Housing & Communities

National Planning Policy Framework Chapter 12

Para 127

Plans should, at the most appropriate level, **set out a clear design vision and expectations**, so that applicants have as much **certainty** as possible about what is likely to be acceptable. **Design policies should be developed with local communities so they reflect local aspirations**, and are grounded in an understanding and evaluation of each area's defining characteristics.

Para 128

To provide maximum clarity about design expectations at an early stage, **all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code**, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.

Para 134

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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Meeting held on Monday 5th June 2023 hosted by HTA

Moderator

Brian Waters (BW)

Attendees

Judith Ryser
 Laura Elias (Segro)
 Nicola Dale (Enfield Council)
 Rob Wellburn (LB Waltham Forest)
 Luke Tozer (Pitman Tozer Architects)
 Celeste Giosti (GLA)
 Jennifer Gutteridge (Enfield Council)
 Jörn Peters (GLA)
 Jennifer Offord (Enfield Council)

Jolyon Drury (CLFQP/CILT)
 Nigel Abbott (Tetra Tech)
 Tom Young (Deloitte LLP)
 Mark Willingdale (Willingdale Associates)
 Sarah Allan (DLUHC)
 Rosie Nicolson (Thurrock Council)
 Brian Waters (LP&DF)
 Morgan Wild (City of London Corp)
 Riette Oosthuizen (HTA Design)
 Molly Harris (Lambeth Council)
 Nigel Moor online
 Nicola Rutt (Studio Multi)

>>> Conclusion

• In conclusion, design policy in the NPPF, along with the national design guide and the national model design code, emphasizes the significance of well-designed places.

• The Levelling Up Regeneration Bill mandates local authorities to produce design codes, and the Design Code Pathfinder Programme has provided valuable insights into the challenges and priorities associated with implementing these codes.

• The program highlights the need for a range of skills, community and stakeholder engagement, and effective knowledge sharing. These efforts contribute to creating better-designed places and promoting sustainable development practices.

Department for Levelling Up, Housing & Communities

The National Design Guide

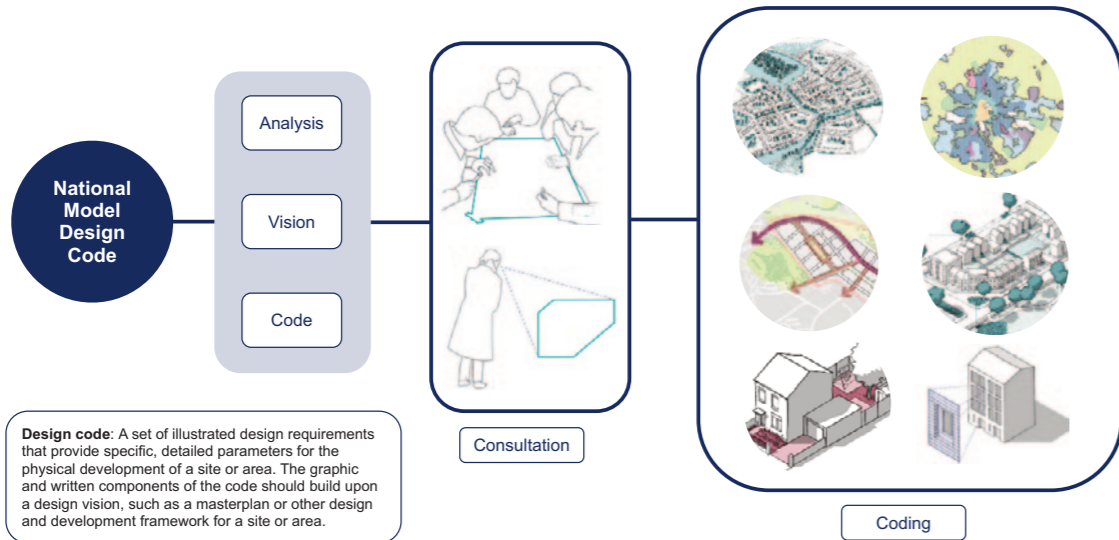
- Sets out 10 characteristics of well-designed places (right)
- **Well-designed places** have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

Planning Practice Guidance



Department for Levelling Up, Housing & Communities

Planning Practice Guidance



Department for Levelling Up, Housing & Communities

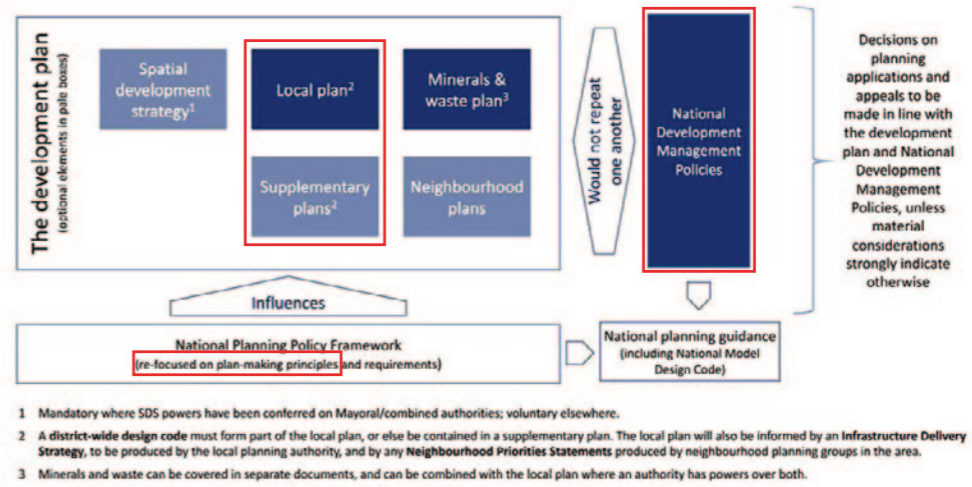
Creating beautiful places
Levelling up and Regeneration Bill

- The Levelling up and Regeneration Bill seeks to:
 - require every local planning authority to produce a design code for its area. These codes will have full weight in making decision on development, either through forming part of local plans or being prepared as a supplementary plan (15F in schedule 7).
 - allow local planning authorities to set design requirements at other scales either as part of their local plan, supplementary plan (15C and 15CC in schedule 7), or as a neighbourhood plan (clause 88).
 - Include a requirement for local planning authorities to prepare a Local Plan Timetable (15B in schedule 7), which includes how the authority proposes to comply with the requirement for authority wide codes.



Department for Levelling Up, Housing & Communities

The role of plans and national policy in the reformed system



Department for Levelling Up, Housing & Communities

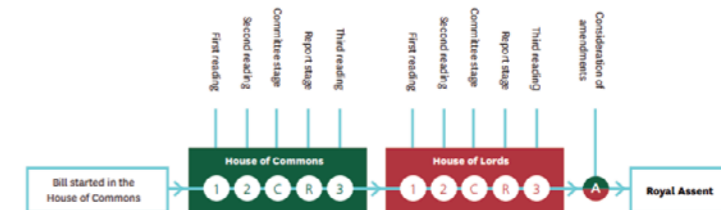
- During the Bill's passage, we will continue work on the detail of regulations, policy, and guidance.
- The consultation on reforms to national planning policy was published on 22 December 2022, to seek views on:
 - our proposed approach to updating to the National Planning Policy Framework
 - our proposed approach to preparing National Development Management Policies,
 - how we might develop policy to support levelling up,
 - how national planning policy is currently accessed by users.
- The consultation closed on 2 March 2023.
- Once the Bill has received Royal Assent, government will run a full consultation on a draft NPPF.



Department for Levelling Up, Housing & Communities

Creating beautiful places
Beyond the Levelling up and Regeneration Bill

- Beyond the Bill, we will continue the work to establish the 'Office for Place', which will support local planning authorities and communities on design coding.
- We continue to support design code pathfinders, offering support and funding to 25 local authorities to produce local design codes, serving as examples to other areas.





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Lessons identified by NMDC testing pilot teams

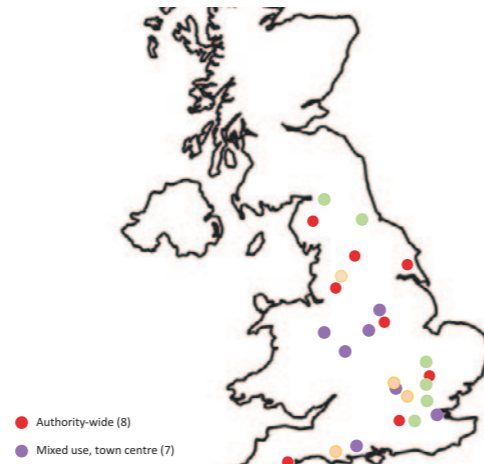
- The Testing Programme (2021) was designed to test aspects of the process and content of the NMDC in a range of contexts working with 14 local authorities.
- We learned that:
 - Producing a design code takes time, skills and resources, particularly when engagement is required
 - Some places are more challenging and complex than others and require different approaches
 - Understanding viability at the start of the process is critical
 - Community knowledge is a valuable resource

<p>Herefordshire: guidance for NP codes</p> <p>Rural authority-wide</p>	<p>Hyndburn: coding for garden village</p> <p>Large sites and extensions</p>
<p>Portsmouth: Toolkit for estate renewal</p> <p>Town centres and neighbourhoods</p>	<p>Southwark: Coding for opportunity area</p> <p>City centre regeneration</p>

Department for Levelling Up, Housing & Communities

Design Code Pathfinders

- The programme offers support and funding to local councils to produce local design codes which will ensure that communities will benefit from beautiful homes in well-designed neighbourhoods.
- Working with 25 areas in England to help them set their own standards for design locally.
- The Design Code Pathfinder Programme aims to empower communities to have their say on the development of new homes, buildings and amenities, such as shops and workspace, in their area and help restore people's pride in the places they live.
- The design codes will be used as examples that local authorities across the country can draw on to produce their own.



Department for Levelling Up, Housing & Communities

How have we been engaging with the Pathfinders

- Support package**
- Held **monthly catch-ups** to discuss progress.
 - Monthly questionnaires** to maintain regular updates including questions from the wider Planning Directorate too on topics such as PDRs, consultant support and funding use.
 - Held **quarterly roundtable sessions** grouping pathfinders allowing for a **dialogue between Pathfinders**.
 - Encouraged peer-to-peer learning** outside of the organised sessions.

Skills, capacity and consultants	Community engagement
Beauty and Placemaking	Context, area types and planning for change
Engaging landowner, developers and understanding viability	Climate mitigation and adaptation
Active travel, transport and coding for streets	Health and wellbeing
Nature and green infrastructure	Design codes in practice
Digital design codes	Education, health and loneliness

Pathfinders-Monthly Report 3 (July)

The monthly report will continue to provide the Department for Levelling Up, Housing and Communities with the Office for Place for your Pathfinders.

30. How useful are the resources hosted by the Department for Levelling Up, Housing and Communities and the Office for Place for your Pathfinders?

Usefulness	Count
Extremely useful	1
Very useful	7
Useful	1
Not useful	0
Not at all useful	0

31. How useful are the Advice Hub and Coding for Streets resources hosted by the Department for Levelling Up, Housing and Communities and the Office for Place for your Pathfinders?

Usefulness	Count
Extremely useful	1
Very useful	7
Useful	1
Not useful	0
Not at all useful	0

32. How useful are the monthly catch-up sessions hosted by the Department for Levelling Up, Housing and Communities and the Office for Place for your Pathfinders?

Usefulness	Count
Extremely useful	1
Very useful	7
Useful	1
Not useful	0
Not at all useful	0

Department for Levelling Up, Housing & Communities

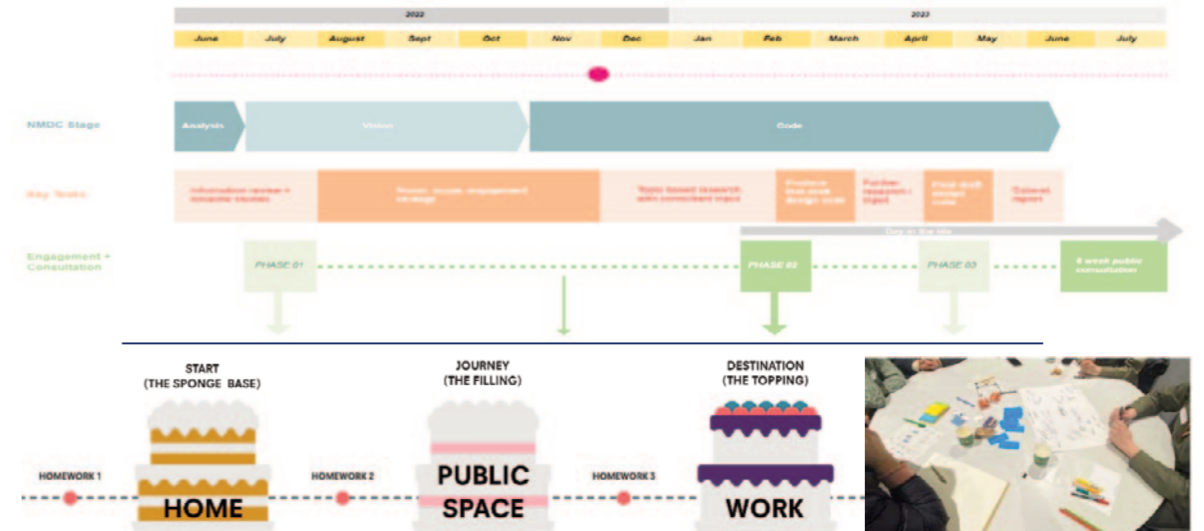
Local character and identifying area types

<p>15min walking and cycling</p>	<p>Former industrial town</p>	<p>Settlement area types</p>
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Legend: Industry (blue), High density Hsg (orange), Urban N'hood (yellow), Suburb (green), Town Centre (purple)

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Engagement throughout design code process



Department for Levelling Up, Housing & Communities

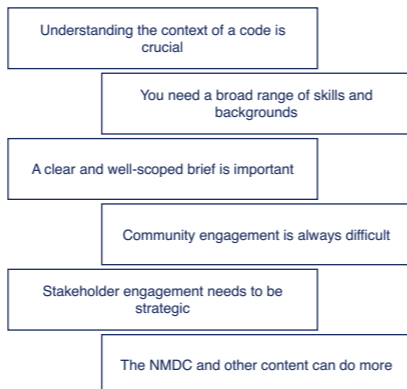
Reflecting local built form

 Department for Levelling Up, Housing & Communities

Monitoring and Evaluation: Interim Findings



- Some factors identified by Design Council as providing a better experience of developing a design code include:
- Local authorities with dedicated internal resource, skills and structures
 - Prior experience of preparing/using design codes
 - Good briefs and the right consultants
 - Existing materials (eg design guidance, plans) already in place
 - Local data and wide engagement and a mix of techniques



Questions and Discussion

Questions	Answers
How does the Department of Place work outside of the department?	It will become an independent organization with its own team and separate board, funded by the department.
What is the role of the design and place making team within the planning directorate department?	They shape design policy at the national planning level and act as gatekeepers for the national design guide.
What will the Office for Place do?	The Office for Place will have a championing role and work with local authorities to support them in preparing design codes. They will share examples of good practice and have an exciting website for that purpose.
Will the Office for Place provide resources to local authorities for design codes?	They won't provide resources in the same way as Public Practice, but they will have a lot of work to do to expand their role.
What is the timetable for the bill and the next version of the National Planning Policy Framework (NPPF)?	The timetable for the NPPF is tied to the timetable for the bill. The next version of the NPPF will be released after the bill receives Royal Assent.
What is the purpose of the design codes and how will they encourage design quality?	Design codes at the authority-wide scale help prioritize design and engagement with communities. They provide clear parameters for developers and landowners and make decisions about prioritising sites easier.
Will the design codes encourage change and new ideas?	Design codes should encourage change and allow for coding of different areas and priorities. They can be used as a spatial tool and support local authorities in achieving well-designed homes everywhere.

Is there a concern that design codes will maintain the status quo and hinder change?	The aspiration is for design codes to encourage change, but there is a fear that they may tend to maintain the status quo. Concerns were raised about the ability of LPAs to reject developments on design grounds, which may hinder progress.
Where does the arbitration on the quality of design come from?	It was mentioned that the process could be clogged, and planning momentum could be lost if LPAs have the authority to easily reject proposals based on design grounds without proper arbitration.
How can design coding show that it doesn't maintain the status quo?	Examples from the pathfinders' design codes, when ready for public consultation, can demonstrate how design coding can bring about positive change and showcase different approaches to design.
Will design codes make it too easy for LPAs to say no to developments?	There is a concern that LPAs may find reasons to reject developments based on design grounds without proper explanation, which could hinder progress and discourage innovation.
How do you plan on monitoring the performance of these design codes?	It is important to understand how codes are applied to planning applications and there is a need to provide support for gathering that learning. Although the design codes have been prepared, adoption is still some way off. The critical factor lies in how development teams use the codes and ensure compliance.
How does this design code relate to the previous DOEs building bulletins? The questioner wants to understand how the thinking behind performance-specific design codes differs from the prescriptive approach.	The response acknowledges that design codes can be seen as setting rules and being specific, but they don't have to be entirely prescriptive. The level of prescription is determined at the national level, with the goal of providing guidance that is widely used and easier to prepare.

UPDATE on last December's Forum discussion CLFQP/CILT Kerbside progress notes

by Jolyon Drury

- TfL's Cargo Bike Action Plan published on March 31st indicates that a proactive shift to cargo bikes could reduce van mileage in central London by 17% by 2030
 - The Kerbside Group are interested in planning for the 83% of goods vehicles necessary in keeping a vibrant London running over the next seven years and beyond.
 - The Kerbside Group is alarmed at the increasing erosion of delivery access as a result of post Covid street scape and some London boroughs recently published planning policies promoting cargo bikes serviced from double handling microhubs but completely ignoring the bulk daily re-supply delivery

requirements.

So, what are we doing?

- As a result of a number of physical observations CILT/CLFQP are about to launch a comprehensive kerbside survey for stakeholders to provide a sound evidential base for future planning to share with TfL, DEFRA, DfT and the Parliamentary Transport Select Committee.
 - An outcome to be shared with similar professional bodies might provide a Supplementary Planning Document for adoption by TfL, London Boroughs and others for Area Delivery Service Plans to be required by the planning process to validate projects.
 - We issued our report to NLA and had a Teams meeting with Catherine Stallard to be invited to sup-

port the expert panels: we await a response. Similarly, we submitted our report to the City of Westminster's public realm consultation. We have reached out to Lambeth, Hackney, Tower Hamlets, Camden and Barnet and a number of BIDs.

- We continue discussions with CRP on their multimodal program for which we are very keen and with them on the DEFRA clean air program.
- We are working with Chalmers University in Gothenburg on EU-wide kerbside research, a follow-up of the CityLab program with the Universities of Westminster and Southampton.
- We hope that through this evidential research, the re-supply delivery model and operational design guidance can be incorporated into placemaking design proposals, as familiar as planning landscaping and hard surfaces.

>>> **2 Planning for Industrial Land in London**

Led by **Jörn Peters** MRTPI Principal Strategic Planner, London Plan & Growth Strategies Team, GLA.

NLA report <https://nla.london/topics/industrial-logistics>; & scope for multi level mixed and flexible use buildings

- NLA report had a wide range of views on planning for industrial logistics. It provides a good basis for discussion and further discussions in the corresponding NLA expert panel helps partners in the sector and LPAs to explore this topic further. Overview: Activities related to industrial land
- London Plan (March 2021) includes policies on industrial land (Policies E4-E7).
- The GLA is working closely with London Boroughs on their local plans to assess general

conformity with London Plan Policies and to look at ways to facilitate the delivery of industrial development.

- Aim to provide further clarity and consistency when it comes to applying London Plan policies.
- Industrial demand and supply evidence is becoming outdated as it is from 2017.
- An update to the evidence on industrial supply has recently been completed.
- Research into updating the demand for industrial land is still missing but this piece of work will hopefully start later this year, as current evidence is from 2017.
- A few headlines on the supply side were presented:
- Continuing reduction in supply of industrial land; quite a consistent reduction over last 20 years. Lost 1000 hectares (18%) of industrial land over that period.

• Significant loss in B2 uses, so general industry (B8 as well)- fastest and most significant reduction.

Supply Study

- The GLA undertook this as a desk-based exercise also focussing on the designated Strategic Industrial Locations in London. The study compiles the characteristics of those 55 strategic industrial locations across London covering aspects from the proximity to the strategic road network to plot ratios, and uses, within those areas.
- Continuing reduction in supply of industrial land; quite a consistent reduction over last 20 years. Lost 1500 hectares (18%) of industrial land over that period.
- Significant loss in B2 uses, so general industry, fastest and most significant reduction.
- The supply study is the starting point for discussion with LPAs.

tion with LPAs.

- The vacancy rate is a strong indication for the supply and demand of industrial land. Vacancy rates have reduced over the last 20 years with the fastest reduction occurring between 2015-2020.
- The vacancy rate is approaching 5% which is considered a healthy rate to allow for some changes to happen and the GLA will consider this in developing their guidance.

Scope of London Plan Guidance on Industrial Development

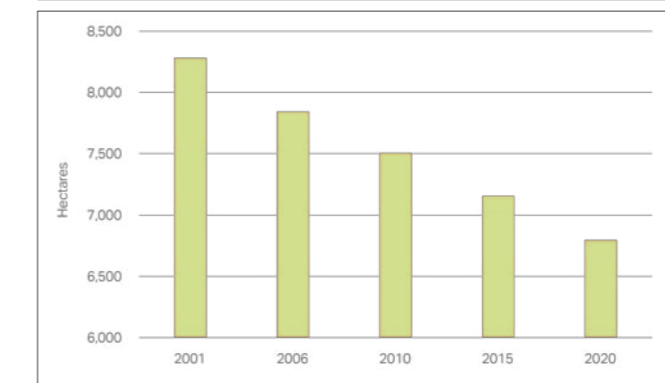
- GLA will continue developing the guidance throughout the year.
- The guidance will include a supply and demand checklist by use class and sector.
- The circumstances for industrial development have changed. New sectors requiring industrial land including data centres, life sciences, or film and TV production need to be factored into the demand and supply.
- The introduction of use Class E is a concern for maintaining industrial land because there is the possibility within this use class to change from light industrial to another non-industrial E Class use. This would mean the loss of industrial land and should be factored into local supply considerations. The guidance could be helpful in assessing and addressing class E risks to industrial provision.
- Industrial intensification is likely to increase traffic and other nuisances and so only works in certain locations that are not too close to sensitive uses such as housing. What are potential criteria for where and how to do intensification and co-location?
- One aspect is also to highlight opportunities that industrial intensification and co-location may bring, such as access, boundary treatment, and urban greening improvements to an industrial



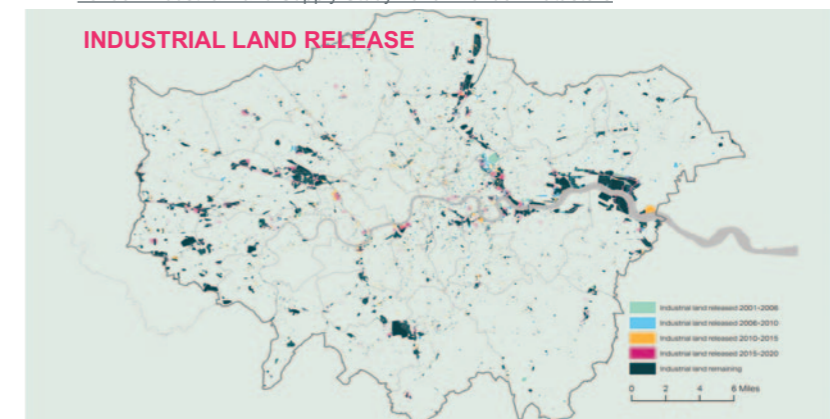
ACTIVITIES RELATED TO INDUSTRIAL LAND - OVERVIEW

- Policy – London Plan published in March 2021 including policies on industrial land (Policies E4-E7)
- Local Plans – Assessment of general conformity with London Plan - ongoing
- Evidence – Industrial Land Supply study – recently published
- Guidance – work on London Plan Guidance on industrial underway, consultation on draft later this year
- Evidence – Industrial Land Demand study – scoping starting later this year

LAND IN INDUSTRIAL USE IN LONDON



London Industrial Land Supply Study 2020 - London Datastore



Questions and Discussion

Questions	Answers
To what extent then are logistics rather than manufacturing the cause of the higher demand for industrial land in London?	Logistics play a very significant role. Manufacturing is not necessarily a sector that is growing but maker spaces offer a very diverse picture. It is essential that when we look at supply, we break this down into individual sectors and their different requirements. The guide contains a breakdown of the figures that serve as a helpful starting point for LPAs. But it is difficult to capture some of the data and use class E is particularly challenging. Additionally, data centres have a very specific typology and cannot easily be mixed with other industrial uses.

Discussion summary

- The discussion revolves around the employment implications of logistics (use class B8) compared to manufacturing. Planning authorities have historically undervalued B8 because it does not employ as many people as manufacturing.
- The distinction is made between the employment implications of logistics and manufacturing. It is suggested that clumping B8 (logistics) together with other uses under the umbrella term "employment" may be misleading.
- The issue of the Olympic Park distorting industrial land figures is discussed. It is mentioned that demolishing the Olympic Park and turning it back into industrial sheds is unlikely.
- The suggestion is made to exclude the Olympic Park from the industrial land figures.
- The indirect employment potential of the logistics sector is discussed, and the sector has successfully made a case for its significance due to the potential employment opportunities such as delivery drivers.
- Concerns are raised about the challenges of capturing data related to Class E (commercial, business, and service uses) and its impact on industrial land statistics. It is suggested that addressing Class E and acknowledging the risk of erosion is necessary.
- One participant shares their perception of industrial land in London as windswept, derelict sheds occupied by unauthorized evangelical churches in the past. The participant expresses hope that the situation has improved and there is now more demand for lawful industrial use.

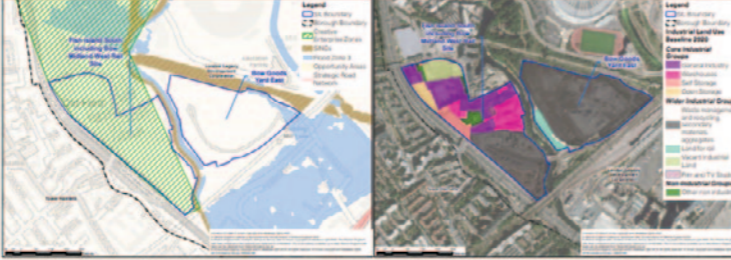
FOCUS ON STRATEGIC INDUSTRIAL LOCATIONS

- Overview of economic function, character and role of all 55 designated SILs
- Snapshot of most relevant desk-based data including land use, nature of stock, access, property, and designations

3. Fish Island / Marshgate Lane

Borough Tower Hamlets / Newham / LLDC	Sub-region East	Property Market Area Lea Valley
Inner/Outer London Inner London	Overall Size 16.7 ha*	Number of Sub-areas 2

A small-sized cross-borough SIL comprising two sub-areas, over 90% of which is in industrial use. The dominant land use is waste management and recycling, secondary materials, and aggregates. Indicative plot ratio is variable across sub-areas, owing to the eastern area being an open yard. Average premises size is typically small. This SIL attracts the highest average rent of any SIL in London at £16.84/ft²/yr. The condition of building stock is poor owing to the average age being approximately 75 years old as well as energy performance ratings being generally poor. Freight accessibility is via the adjacent A12 road and railhead present. The SIL is situated wholly within an Opportunity Area, whilst the western sub-area is partly within a Creative Enterprise Zone. The fragmentation of land ownership is high and the largest freeholds present are very small in size, and the complexity of leases is low.



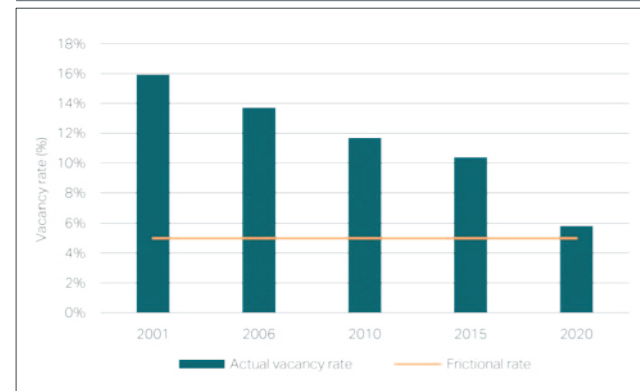
Buildings and Businesses Characteristics					
Floorspace (m ²)	Average Size of Businesses (m ²)	Average Size of Businesses (employees)	CoStar Quality Score of Buildings	Average Age of Buildings	
This SIL	London		This SIL	London	This SIL
36,591	1,101	Micro	2.1	2.6	1946

Freehold/Leasehold Structure and Rent			
Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£/ft ² /year)
This SIL	London		This SIL
Very High	Very Small	Low	16.84

Plot Ratio, Traffic, and Planned Change			
Indicative Plot Ratio	Average Traffic Levels	Planned Change in Designation	
This SIL	London	This SIL	London
0.23	0.38	Moderate	No change

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CORE INDUSTRIAL LAND VACANCY RATE



London Industrial Land Supply Study 2020 - London Datastore

area, as well as additional employment.

- Age and condition of existing stock is an important factor. If the buildings are relatively old, it would be quite a good opportunity to redevelop and intensify. The criteria in the guide could inform assessing whether intensification is feasible.
- Indicative standards for intensification and co-location should highlight the opportunities industrial development may bring when it comes to things like access to an industrial area.
- Open to ideas and suggestions as the guidance should be relevant to all stakeholders.

SEGRO presentation
 Led by Laura Elias Associate Director, Planning Development at SEGRO
 • SEGRO is a FTSE 100 listed company specialising

in industrial and warehouse space.
Challenges SEGRO experiences with planning in London

Pressure on housing

- One of the case studies presented was Hillingdon, Segro Park, Hayes:
- Joint venture partnership arrangement with Barrett London, who are delivering 1,400 homes, and about 40% of those are affordable.
- SEGRO delivered 240,000 sqm of warehouse space across four units, three of which have been occupied by a mix of wholesale food distribution, logistics and TV production.
- The main challenge in mixed-use projects is to make sure that the masterplan delivers high-quality

SCOPE OF LONDON PLAN GUIDANCE ON INDUSTRIAL

Industrial evidence for local plan making and decisions

1. Supply and demand checklist (by use class and sector)
2. Sector-specific sources and monitoring
3. Locational policy advice

Industrial intensification / co-location in planning process

1. Criteria-based screening guidelines
2. Guidelines for a plan-led or master planning approach
3. Indicative development standards

If there is anything you think that specifically requires strategic guidance within this scope please contact me at jorn.peters@london.gov.uk

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ty housing and sustainable employment space at the same time. How has SEGRO been able to achieve this?

- The scale of the site is important and the ability to separate the different uses.
- Masterplan comprehensively for both uses, with the partners being joint partners.
- Integrate subtle design features which tie the site together.
- Another example is the SEGRO v Park Grand Union. The masterplan includes nearly 3,500 homes constructed by St George.
- Thanks to the GLA's well-written policies, all of the industrial uses are concentrated in smaller blocks of four-six floors in self-contained business units.



- They contain shared office spaces, goods yards, car parking, etc.
- The plot density is 180% compared to the traditional product which is around 50 to 60% coverage. This is a very positive example in terms of making efficient use of space.
- The space is expected to be popular with light industrial use.

Climate Change

- Commitment to achieve net zero by 2030 after which any shortfall in terms of carbon emission and embodied carbon will need to be offset.
- SEGRO are interested in making buildings more efficient and ensuring that renewables are the main energy source and trying to retrofit where possible.
- Completed refurbishment at Greenford.
- Use of roof lights to illuminate buildings and to

maximise natural daylight.

- PV panels are a big feature for refurbished and new buildings. Smart building technologies, EV charges and renewables are useful measures to help keep building costs down. Some of SEGRO's customers have achieved cost savings of 30% by monitoring and tracking usage.
- Densely built-up environments such as London bring challenges relating to natural light which can



>>> impact PVs and daylight.

- The grid has its limitations and there are issues in relation to connecting to the network which need updates. These shortcomings also limit the amount of electricity that can be exported to the grid.
 - Energy requirements vary hugely depending on the use/customer.
 - Nature-based solutions are challenging on warehouse sites, particularly when retrofitting, but green walls and green roofs on different structures such as office areas or cycle storage are a good solution.
 - Creating different habitat features and insect hotels or pollinator pathways.
- Placemaking
- Interaction between public and private spaces is vital to create safety.
 - Trying to utilise old features for architectural expression and character. An example of this is Nestle in Hayes.
 - Reuse of existing materials such as brick can help tie the industrial development into the surrounding character. Segro Park Wapping used recycled

brick in commercial and residential buildings reflecting the dock-style buildings such as the Tobacco Dock.

- Allowing space for community artwork can strengthen the sense of community.
- Brian W mentioned a use class which was brought in 1984 for "high tech" buildings. It can be used to get permission for any number of uses in the same building for 10 years. BW has experience using it for listed buildings – e.g. museums, restaurants and also used for marketing buildings (medical, education).

This use class was the forerunner of Class E.

Local Strategies for Industrial Intensification in Waltham Forest

Led by **Rob Wellburn**, Planning Policy for Place – Principal Officer, Regeneration, Planning and Delivery, LB Waltham Forest – who leads on the industrial land policies at Waltham Forest.

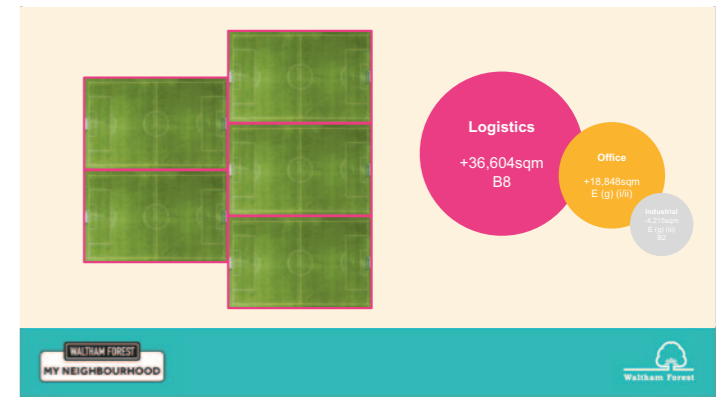
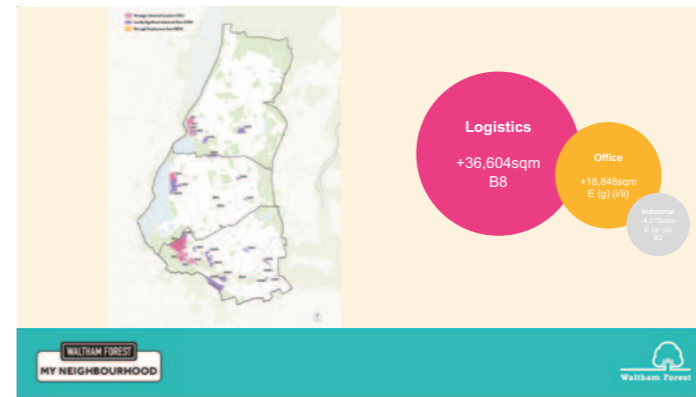
Waltham Forest has two strategic industrial locations (SIL) in London: Blackhorse Lane and the

Leigh Bridge Gateway.

- RW highlights the opportunity to extend the central east side business area around Meridian Water to the North Circular, creating a SIL concentration of industrial activity; a sealed strategic industrial location around the North Circular.
- There has been decline of industrial land in London over the past two decades, driven by changing consumer habits and the rise of e-commerce.
- The need for additional floor space for logistics, estimated at 36,000 square meters over a 15-year period, is emphasised. This need is mainly driven by e-commerce and next day deliveries and the distribution hubs needed to execute the deliveries.
- The required floor space for the distribution hubs is the equivalent of five football pitches.
- The proposed approach to accommodate this demand involves industrial intensification and rationalisation, optimising land use, and improving efficiency in areas such as shared yards and access points.

Questions and Discussion

Questions	Answers
The increasing prevalence of multi-storey industrial buildings is mentioned. Are you collaborating across boroughs regarding the Meridian Water development, particularly in relation to the North Circular site?	R confirmed that communication and cooperation between Waltham Forest and Enfield have taken place under the duty to cooperate. The Banbury Reservoir vision is mentioned as a joint Enfield and Waltham Forest document, aiming to integrate distribution space into the larger-scale changes occurring in Meridian Water.
Would the Thames Water site be part of the wetlands?	The potential of unlocking a currently unused Thames Water site to extend the wetlands is discussed, with ongoing internal work and a need for alignment among stakeholders.
Do you have similar proposals for the Leaside Industrial Estate?	Discussion have taken place involving Enfield, Waltham Forest and Haringey and the vision is to create a shared vision document.
What are other co-location uses that you have seen work successfully? (Question to all but relates to Laura Elias' presentation)	Separate access points and scaled separation are key for good co-location. The scale, intensity, and use of a site need to be considered when determining the suitability of co-location. Co-location with larger industrial units (B2 or B8) may be easier with separation of uses whereas smaller sites with use call E are more suitable for vertical co-location.
<ul style="list-style-type: none"> • There are still many lessons to be learned on co-location, particularly on vertical co-location, through testing different options. 	



Industrial Intensification

Existing SIL/LSIS – Lee Valley

Future provision – Lee Valley

Lea Bridge Gateway SIL

Establish a **robust employment baseline** in order to secure an uplift in overall industrial / logistics provision

Deliver **extensive landowner and business engagement**.

Consider **holistically** whether there is potential for any areas of change, given investment and regeneration in wider area – look beyond the boundaries of the industrial land too.

WALTHAM FOREST MY NEIGHBOURHOOD

Local Plan

- Progress has been made on the local plan, although it has taken longer than desired. The importance of strong protection for existing industrial land is stressed, with a focus on no net loss and minimum re-provision.
- RW indicated support for co-location of industrial and other uses in appropriate locations, aligning with the London plan's innovative approaches.
- Various studies, audits, and visioning documents have been conducted to inform the local plan and land use decisions. The development of an industrial intensification supplementary planning document (SPD) is mentioned, which will provide additional guidance and be subject to future consultation.
- Three industrial locations are presented: Lea Bridge, Blackhorse Lane, and the North Circular. Lea Bridge is described as requiring protection and small-scale intensification, involving rationalisation, mezzanine additions, and improved site utilisation.

North Circular SIL

Savills: "Out of town retail park units have the most potential for conversion to urban logistics units due to the similarity of design but also proximity to suburban populations"

Industrial & Logistics: Can London Deliver, NLA

Blackhorse Lane SIL

- Blackhorse Lane is highlighted as a site aligned with London Plan Policy E7 for co-location. The stage 2 masterplan responds to what is happening on the ground: artisan makers and creative enterprises alongside residential uses.
- Plan-led approach- evidence-based redesignation of the SIL through Local Plan Examination.
- Blackrock/NEAT planning application for mixed-

use, the industrial first scheme at Uplands (SIL/LSIS)

- Segro pre-application enquiry in remaining and intensified SIL

Lea Bridge Gateway SIL

- The Lea Bridge Gateway site requires extensive land use engagement, considering industrial protection and re-provision while ensuring compatibili-

ty with residential neighbourhoods.

- Establish a robust employment baseline to secure an uplift in overall industrial/logistics provision.
- Consider holistically the potential for any areas of change. Look beyond the boundaries of industrial land.

North Circular SIL

- The North Circular, currently a retail park, has been designated as a strategic industrial location and offers the potential for multi-story industrial development to meet logistics demands.
- The presentation concludes by stressing the need to adapt industrial visions and find new floorspace solutions, particularly in response to the decline of out-of-centre retail and the growth of e-commerce.

Examples of multi-storey mixed-use and flexible buildings Led by Nicola Rutt- Founding Director, Studio MULTI

- Nicola used to be at Hawkins Brown before she left and set up Studio Multi a couple of years ago.

- She explained that the projects discussed are mixed-use, not residential but in a residential setting.
- She introduced two projects: Here East at the Queen Elizabeth Olympic Park and the Printworks at Canada Water. Additionally, Nicola mentioned research she conducted called industrial rehab, in collaboration with JLL whilst at Hawkins\Brown.
- Three themes from the research were highlighted: volume, versatility, and value. Refurbished industrial buildings attract tech communities and startups due to their location, affordable rents, and potential for diverse uses.
- Here East located at the Queen Elizabeth Olympic Park was discussed next. There the Broadcast Centre and Media Centre were repurposed as an innovation campus with a focus on collaboration and technology. Specific tenants at the briefing stages included BT Sport, Infinity (data centre), and Loughborough University. The design aimed to bring natural light, flexibility, open and active frontages, and engaging landscapes to the buildings.
- Parallels with the original Innovation Building,

Building 20 at MIT, known as the "Magical Incubator," which inspired the concept of flexibility and adaptability in the design were drawn. Here East accommodates various uses, including choreography studios, UCL's robotics and advanced prototyping space and Plexal innovation hub, with shared values of using technology in the pursuit of innovation.

- The concept plan for Here East, featuring a core and crust approach was explained. The core is the central area with limited natural light, while the crust is the perimeter with more granular spaces and atria serving as entrances and collaboration areas. The building's flexibility allows for individual units and larger spaces, fostering an ecosystem where start-ups are supported by established companies.
- They discuss the gantry, a steel frame running along the north edge of the building. Initially planned for removal, it was repurposed to accommodate affordable creative studios for which a design code was developed in collaboration with LLDC. The code set out the important parameters such as size, location and fire strategy but left the



TOP: HereEast
RIGHT: Printworks

>>> design open, allowing tenants to personalise their units.

- The landscape design aimed to create a non-corporate, engaging environment. There are spaces for collaboration, such as the pods and atriums with screens and ventilation, available to book for all tenants.
- The importance of a diverse range of amenities in attracting people to work in these innovation campuses was discussed, citing examples like beekeeping and rooftop yoga.
- The old Harmsworth Quays building/Printworks was briefly touched on. The aim was to create a workplace-led space with an emphasis on maximising roof terraces and sustainability. Also part of a masterplan, so design had to consider adjacent future residential development.
- The presentation concluded by providing examples of similar projects in other countries, such as New Lab in New York City and RDM in Rotterdam,

highlighting the inclusion of tech spaces, laboratories, and light industrial uses.

Mark Willingdale Presentation/Discussion

- Mark discussed a client which is located in the Leaside Industrial Estate and is involved in clothes manufacturing, specifically hangers production.
- The client wants to combine design, procurement, and distribution in one building and proposes adding design studios above the existing space.
- The structural engineering plan involves using a portal-framed shed, slicing it to create two decks, and incorporating floor trusses for efficient use of steel.
- The building will have solar panels, roof lights, and a green roof for sustainability.
- The project has received planning resolution with 27 conditions from LB Haringey and is expected to add another deck in the future.
- The neighbouring storage company, Shurgard,

has obtained planning consent for a tall storage unit, which encourages the client to seek additional height for their building.

- The focus is on mixed-use commercial spaces rather than residential development.
- The discussion highlights the challenges of securing funding and addressing segregation issues in mixed-use buildings.
- The idea of reshoring is brought up, with a focus on additive manufacturing (3D printing) and high-quality design.
- The conversation touches on the importance of placemaking, the integration of distribution by rail and road, and the use of dark kitchens for delivery services. ■

Next Meeting 21st September at London Centre, Guildhall, City of London



Mark Willingale's client wants to combine design, procurement, and distribution in one building and proposes adding design studios above the existing space.

ABOVE: elevations
 ABOVE RIGHT: ground floor plan
 RIGHT: sections