

OD8 Legacy Corporation response to Rapleys Note on Matter 3

At the examination hearings the Inspector requested Rapleys, on behalf of LaSalle Investment Management provide a note in support of their suggested changes to Policy B.1, criterion 3. This has now been received (Reference PRN.008-003). This note constitutes the Legacy Corporation's response.

The Legacy Corporation remains of the opinion that Policy B.1 adequately supports the maintenance of industrial floorspace capacity and functions and therefore does not compromise the ability of existing uses within the Strategic Industrial Locations to perform their existing industrial functions. Policy B.1 (3) safeguards land for the balance of industrial functions as set out within Table 3 of the Plan. Where identified within Table 3 or a relevant site allocation, and subject to other Local Plan policies, this allows for the intensification and consolidation of uses and/or the introduction of new uses.

The approach within Policy B.1 will also be supported through the application of the Agent of Change Principle included within Policy BN.12. This will combine to ensure new uses do not compromise the ability of existing uses to continue to operate as existing. The following minor modification has also been proposed, set out in Document LD20 as MM13) to explicitly ensure that the SIL functions and their ability to operate over a 24-hour period are maintained:

"... Within or adjacent to SILs proposals should not compromise the integrity or effectiveness of the location in accommodating industrial type activities and their ability to operate on a 24-hour basis. For all clusters, where ~~Where~~ identified within Table 3, residential will be appropriate when the employment-generating potential and industrial floorspace capacity are maintained and amenity and servicing issues have been addressed.

In their note Rapleys refer to conformity with the emerging Draft London Plan with post-EIP changes. The Legacy Corporation has reviewed the Local Plan to ensure continued conformity with this document and in response has received a Statement of Conformity from the Mayor of London (Document LD19). It is considered that the Local Plan as drafted with proposed modification MM13 supports the potential of the SIL in providing for its identified industrial functions, their operational requirements and their potential, and therefore is considered to be in conformity. Paragraph 4.14 in the Plan states that residential use would only be appropriate where identified in Table 3 and "*when the employment-generating potential and industrial floorspace capacity are maintained*". Specific text is included within Table 3 to highlight the potential of each cluster in relation to new uses and intensification and consolidation.

The above highlights the Legacy Corporations view that the policy as drafted provides adequate protection of the SIL functions, their ability to operate over a 24-hour period and supports their potential for intensification and consolidation. Any proposals for new uses within or adjacent to the SIL will be expected to demonstrate how they do not compromise the SIL function, and the Agent of Change principle will also be applied. Therefore, it is not considered necessary to add any additional text to Policy B.1 (3).