

## EC6 Locally Significant Industrial Sites (LSIS)

- A LSIS will be protected for Class E(g) office and light industrial, Class B industrial, Class B8 storage and distribution and related Sui Generis uses, with priority being given to office and light industrial uses. Development proposals should ensure that there is no net loss of industrial capacity within these locations and seek to deliver net gains wherever possible.
- B Development proposals within or adjacent to LSIS must not adversely impact on the function or effectiveness of the LSIS to accommodate commercial and industrial uses.
- C Within LSIS, development proposals for self-storage and large format storage and warehousing uses and facilities will only be permitted where:
  - a. The requirements of Policy EC2.B(d) (Protecting employment land and delivering new workspace) are satisfied; or
  - b. There is a demonstrable local need or market demand for the use proposed;
  - c. The use cannot be reasonably located in a SIL, as evidenced by a detailed site selection exercise; and
  - d. The development will include provision of a reasonable proportion of flexible workspace or units for micro, small or medium-sized businesses.
- D The co-location of employment and other compatible uses will only be permitted at selected LSIS in order to secure the long-term viability of LSIS and to help facilitate their renewal and regeneration. Development proposals involving the co-location of uses must not compromise the function of the LSIS in line with (B) above. Further development requirements are set out in site allocation policies for the following sites:
  - a. Apollo Business Centre
  - b. Blackheath Hill
  - c. Childers Street North
  - d. Clyde Vale
  - e. Evelyn Court
  - f. Lower Creekside
  - g. Manor Lane (Part)
  - h. Perry Vale
  - i. Stanton Square
  - j. Trundleys Road
  - k. Willow Way
  - l. Worsley Bridge Road
- E Development proposals for the co-location of uses on LSIS sites listed in EC6.D above which result in the net loss of industrial capacity will be strongly resisted and only permitted in exceptional circumstances, where the proposal:
  - a. Suitably demonstrates that the loss is necessary for reasons of feasibility or to secure strategic infrastructure, with reference to Policy EC6.G, and the amount of industrial capacity has been maximised as much as reasonably practical, including through evidence of a development options appraisal considered through the design-led approach;
  - b. Will not compromise the function of the LSIS or preclude the delivery of the spatial strategy for the Borough;
  - c. Delivers wider public benefit(s) to overcome the loss of industrial capacity; and

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- d. Makes provision of at least 50 per cent affordable housing on the residential element of the development.
- F On LSIS where the co-location of uses is not permitted by Policy EC6.D development proposals which are not for Class E(g) office and light industrial, Class B industrial, Class B8 storage and distribution and similar Sui Generis uses will only be supported where they:
- a. Are not residential uses;
  - b. Are complementary and ancillary to the principal function of the LSIS in accommodating commercial and industrial uses or infrastructure necessary to support the delivery of the spatial strategy, with reference to Policy EC6.G;
  - c. Will support the long-term viability of the LSIS as an employment location, including through provision of services and facilities that meet the needs of modern business;
  - d. Will not adversely impact on the function of the LSIS or prejudice the continued operation of commercial and industrial uses on the site, within the LSIS and in neighbouring employment areas, including those outside of the Borough;
  - e. Do not result in an overconcentration of similar uses in the LSIS and its immediate or wider surrounds; and
  - f. Will not compromise the delivery of strategic requirements for industrial capacity, having regard to the proposal's individual and cumulative impact.
- G Within LSIS, development proposals for strategic infrastructure will be permitted where it is demonstrated that:
- a. The infrastructure is necessary to support the delivery of the spatial strategy for the Borough, taking into account the Council's Infrastructure Delivery Plan;
  - b. The use is appropriate to the industrial location and will not adversely impact on the function of the LSIS or prejudice the continued operation of commercial and industrial uses on the site or within the employment area; and
  - c. The loss of industrial capacity has been minimised as much as reasonably practical and efforts have been made to replace any such losses.
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## Explanation

8.33 LSIS play an important role in the local economy as a key source of the Borough's industrial capacity and jobs. Lewisham's Employment Land Study (2019) confirms the need to protect LSIS over the long-term and sites are therefore safeguarded by the Local Plan. New development within LSIS should be predominantly for Class E(g) office and light industrial uses with priority given to light industrial uses.

8.34 In order to make the optimal use of land there will need to be a managed process of industrial land renewal and intensification. The Lewisham Employment Land Study (2019) provides that the Borough's future requirements are primarily for office and light industrial uses. To ensure LSIS help to meet these identified needs we will resist development proposals that consist solely or predominantly of self-storage or large format warehousing and storage facilities (normally included in the B8 Use Class) unless sufficiently justified Storage and warehousing uses can help to support the wider regional economy, particularly the logistics sector which is vital to the long-term viability of London's CAZ. They also provide valuable space for smaller businesses and those requiring additional off-site provision. Development proposals must demonstrate there is an identified need or local market demand for the warehousing or storage use and that there are no suitable or available sites in SIL, where this type of development can be more appropriately located. Proposals should include evidence of market research showing there is demand for the use and where possible, a specified occupier. This will help to prevent speculative developments for which there is unlikely to be an end-user.

They should also submit a detailed site survey investigating availability of suitable sites both within and in proximity to Lewisham, including in neighbouring Boroughs and the London southeast sub-region. All development proposals for storage and warehousing must deliver a reasonable proportion of flexible workspace or units to meet needs of micro, small and medium sized business, the amount of which will be considered on a case-by-case basis.

8.35 To secure the long-term viability of LSIS and to help facilitate their renewal the Local Plan provides in-principle support for the co-location of employment and other complementary uses on selected sites, as identified in Policy EC6.D above. Site allocation policies have been prepared for these sites to ensure that co-location is coordinated and appropriately managed through the masterplan process, particularly to ensure that the function of the LSIS is not eroded by piecemeal development. Masterplans for LSIS should be prepared with reference to Policy DM3 (Masterplanning and comprehensive development) along with relevant London Plan guidance, including the Practice Note on industrial intensification and co-location<sup>82</sup>.

<sup>82</sup> Greater London Authority. Industrial Intensification and Co-location Through Plan-led and Masterplan Approaches. Practice Note (2018).

- 8.36 Where the co-location of uses on LSIS identified in Policy EC6.D is proposed, development should be designed to ensure there is no net loss of industrial capacity with reference to Policy EC2 (Protecting employment land and delivering new workspace), and to seek net gains wherever possible. The net loss of industrial capacity will only be considered in the exceptional circumstances set out in Policies EC5.E and EC5.G. Applicants must provide evidence to suitably demonstrate that the loss is necessary owing to reasons of feasibility and the loss has been minimised as much as reasonably practical. This must include evidence of different site layout, design and development typologies considered through the design-led approach. This includes consideration of impacts on the function and amenity of employment areas and industrial uses in proximity to the site, whether within or outside the Borough, as the benefits of agglomeration of compatible uses is often integral to the viability of employment land. Furthermore, to offset the loss of industrial capacity applicants will be required to demonstrate that a wider public benefit will be achieved through the scheme. Finally, proposals will be required to provide a minimum of 50 per cent of genuinely affordable housing on the residential element, in line with the London Plan policy H4 (Delivering affordable housing).
- 8.37 Whilst LSIS is protected for office and industrial uses it is recognised that other employment generating ancillary uses can help to support the attractiveness and viability of an employment site. Such uses may include small-scale workplace crèches, cafes, business services, community facilities and public amenity spaces. The acceptability of development proposals for such uses will be considered on a case-by-case basis. LSIS should remain attractive and viable places for business
- 8.38 Development must not adversely impact on the function and effectiveness of LSIS or otherwise prejudice the continued operation of industrial and commercial uses. Development proposals should avoid harm to function of the LSIS by ensuring that they will not result in an overconcentration of non-commercial or inappropriate main town centre uses. Proposals will therefore be considered having regard to the cumulative impact of uses which are not Class E(g) office and other industrial uses. Many LSIS are located in proximity to town and local centres or transport hubs. Applications should therefore give consideration to the necessity of providing a main town centre use within the LSIS where there may be similar provision or available sites nearby.