

**Industrial intensification and co-location through  
plan-led and masterplan approaches**

**Practice Note November 2018**

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**Contents**

<u>Section</u>	<u>Page</u>
1 Introduction	2
2 Plan-led and masterplan approaches	2
3 Guidelines for borough industrial land demand/supply studies in London	5
4 Guidelines for masterplan approaches	8
5 Guidelines on industrial land audits	16

## 1. Introduction

Draft London Plan Policy E7 supports the intensification of industrial uses within Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) to make better use of land and to strengthen their role in supporting growth in London's economy and population. The policy also supports plan-led or masterplan approaches to intensify industrial capacity in SILs and LSIS to free up land to meet other planning objectives, such as housing and infrastructure.

This note sets out good practice principles for plan-led or masterplan approaches to industrial intensification and co-location in the context of Policy E7. For both plan-led and masterplan approaches the note sets out guidelines on what they would need to cover in greater detail. It is intended that the principles established here will inform a much broader Supplementary Planning Guidance (SPG) document that will provide advice on the implementation of new London Plan policies E4-E7.

## 2. Plan-led and Masterplan Approaches

Plan-led approaches to industrial intensification and co-location provide a high-level land use strategy for designated and non-designated industrial sites covering a wide area. They can cover the whole, or part, of a borough, or an area spanning multiple boroughs. Masterplan approaches provide a more detailed spatial plan, typically for specific designated industrial areas.

**Plan-led approaches** include:

- A. Full or partial **Local Plan review** or **Area Action Plan** (AAP): These are subject to public consultation and go through a formal examination process prior to adoption.
- B. **Supplementary Planning Document** (SPD) or an **Opportunity Area Planning Framework** (OAPF): Subject to public consultation but do not go through a formal examination process prior to adoption.

Local Plans provide spatial planning policies at borough level along with land-use designations and site allocations for development. AAPs/SPDs typically focus on specific areas within a borough. OAPFs can include assessments of development capacity and a direction of travel for land use strategy and typically focus on specific areas within one or more boroughs. The Mayor recognises that there are different models for taking OAPFs forward and for translating these frameworks into policy in Development Plan documents and SPDs. Further details are set out in Table 1 below.

**Masterplan approaches** include:

- A. **Comprehensive advance masterplan**, developed in collaboration with the GLA and Local Planning Authority, published for public consultation in advance of planning applications for individual sites. This type of masterplan could be led and produced by the Local Planning Authority, other supporting body and/or by the GLA (for example in connection with land owned by the GLA or as part of an OAPF, produced in collaboration with the Local Planning Authority).

- B. **Comprehensive parallel masterplan**, produced alongside the submission of a planning application, discussed with the GLA and Local Planning Authority at pre-app stage and consulted upon at the same time as the planning application. An outline planning application could constitute a masterplan where it meets the guidelines set out in section 4 of this Practice Note. This type of masterplan could be led and produced by the applicant.

Masterplan approaches are area specific and should consider the whole of a designated SIL/LSIS and their surrounding context. They will contain detailed site capacity information related to specific sub-areas for development. Masterplans should be drawn up in the context of London Plan and Local Plan policies and will need to consider both strategic and local evidence of the supply of and demand for industrial land and floorspace. Table 1 below and Section 4 provide further details on the process for preparing masterplans and their content.

**Table 1: Overview of Plan-led and Masterplan approaches to industrial intensification**

Content	Plan-led: Local Plan / AAP	Plan-led: OAPF / SPD	Masterplan
<b>Geographical scope of plan / masterplan</b>	Borough-wide (Local Plan) or area specific (AAP)	Opportunity Area-wide or area specific for SPD	Area specific. Should cover the whole of a SIL and/or LSIS. (see Section 4 for further details).
<b>Wider spatial context</b>	<ul style="list-style-type: none"> <li>London</li> <li>Wider property market area including adjoining boroughs and parts of wider south east where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Wider property market area, including adjoining boroughs and parts of wider south east where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Areas surrounding the SIL / LSIS in the relevant borough and, where appropriate, neighbouring borough(s)</li> </ul>
<b>Policy context</b>	NPPF, London Plan (and Local Plan for AAP)	NPPF, London Plan and Local Plan(s)	NPPF, London Plan and Local Plan(s)
<b>Evidence base</b>	<u>Strategic evidence</u> including: <ul style="list-style-type: none"> <li>London Plan <b>industrial land demand and supply studies</b></li> </ul> <u>Undertake an:</u> <ul style="list-style-type: none"> <li><b>employment land review / industrial land supply and demand study<sup>1</sup></b></li> </ul>	<u>Strategic evidence</u> including: <ul style="list-style-type: none"> <li>London Plan <b>industrial land demand and supply studies</b></li> </ul> <u>Local evidence</u> including: <ul style="list-style-type: none"> <li>local borough <b>employment land reviews and industrial land demand and supply studies</b></li> </ul>	<u>Strategic evidence</u> including: <ul style="list-style-type: none"> <li>London Plan <b>industrial land demand and supply studies</b></li> </ul> <u>Local evidence</u> including: <ul style="list-style-type: none"> <li>local borough <b>employment land reviews and industrial land demand and supply studies</b></li> </ul>

<sup>1</sup> See Section 3 for guidelines

Content	Plan-led: Local Plan / AAP	Plan-led: OAPF / SPD	Masterplan
	<p>Recommend, where SIL/LSIS are affected, and where no audit available, to <u>undertake</u>:</p> <ul style="list-style-type: none"> <li>• an <b>industrial land audit</b><sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <b>recent industrial land audits</b> (if available)</li> </ul> <p>Recommend, where SIL/LSIS are affected, and where no audit available, <u>undertake</u>:</p> <ul style="list-style-type: none"> <li>• an <b>industrial land audit</b><sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <b>recent industrial land audits</b> (if available)</li> </ul> <p>Recommend, where SIL/LSIS are affected and where no audit available, <u>undertake</u>:</p> <ul style="list-style-type: none"> <li>• an <b>industrial land audit</b><sup>2</sup></li> </ul>
<b>Outputs</b>	<ul style="list-style-type: none"> <li>• Spatial strategy</li> <li>• Local Plan policies, land-use designations, policies maps and site allocations</li> <li>• Infrastructure investment, phasing and funding</li> <li>• Viability assessment</li> </ul>	<ul style="list-style-type: none"> <li>• Development capacity assessment</li> <li>• Land-use strategy</li> <li>• Urban design strategy</li> <li>• Infrastructure investment, phasing and funding</li> <li>• Indicative proposals for future land-use designations, policies maps and site allocations</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed site capacity analysis</li> <li>• Access and servicing analysis</li> <li>• Agent of change analysis</li> <li>• Place making</li> <li>• Option appraisal</li> <li>• Decant and phasing</li> <li>• Deliverability assessment</li> </ul> <p>See Section 4 for further guidelines.</p>
<b>Engagement and public consultation</b>	<ul style="list-style-type: none"> <li>• Engagement with GLA, relevant boroughs and other stakeholders.</li> <li>• Public consultation and examination through statutory processes</li> </ul>	<ul style="list-style-type: none"> <li>• Engagement with GLA, relevant boroughs and other stakeholders.</li> <li>• Public consultation on draft OAPF / SPD</li> </ul>	<ul style="list-style-type: none"> <li>• Engagement with the GLA, relevant boroughs and other stakeholders.</li> <li>• Public consultation on masterplan in advance of planning applications for individual sites (advance masterplan) or at the same time as a planning application (parallel masterplan).</li> </ul>

<sup>2</sup> See Section 5 for guidelines

### **3. Guidelines for borough industrial land demand/supply studies in London**

National Planning Policy Guidance (PPG) provides guidelines on economic development needs assessments and land availability assessments<sup>3</sup>. These guidelines provide the national context for borough employment land reviews and associated industrial land demand/supply studies to inform the preparation of Local Plans.

To complement the PPG, the following guidelines are provided for boroughs in London when preparing industrial land demand/supply studies (which may be carried out as part of wider employment land reviews covering a wider range of employment uses<sup>4</sup>). Boroughs are encouraged to consider the following elements:

#### **Policy context**

- **Planning policy** including National policy, London Plan, Local Plan and neighbourhood plans.
- **Other planning documents** such as Supplementary Planning Documents / Guidance and Opportunity Area Planning Frameworks.
- **Economic development objectives** from the UK's Industrial Strategy<sup>5</sup>, the London Economic Development Strategy and local economic development strategies as appropriate.
- **Overview of existing evidence base** for London, and the relevant property market areas<sup>6</sup> including parts within the adjoining wider south east and the local area.

#### **Supply**

- **Industrial sites/clusters:** including sites in Strategic Industrial Locations (SIL) and Locally Significant Sites (LSIS), other borough-designated employment areas and non-designated industrial sites.<sup>7</sup>
- **Quantitative and qualitative assessments of supply:** including the overall quantum of industrial floorspace and land, by current policy designation and use. For SIL and LSIS it is recommended that this is complemented by industrial land audits and surveys (see Section 5) where resources permit, to provide more detailed quantitative and qualitative evidence.
- **Development trends:** including details of net gains/losses of floorspace and land in industrial and related uses, including development completions (over a period of at least the last 5 years), planning approvals under construction and approvals not yet started.
- **Employment and business profile of industrial areas:** including the scale and nature of employment and businesses, including the range of economic sectors and the size of business units. This element could draw on industrial land audits and surveys.

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<sup>3</sup> National Planning Policy Guidance, *Housing and economic development needs assessments* (20 March 2015, updated 24 July 2018) and *Housing and economic land availability assessment* (6 March 2014)

<sup>4</sup> Many boroughs commission employment land reviews, looking at both industrial and office uses. These should ensure that the demand and supply of these different types of use are not conflated.

<sup>5</sup> HM Government. Industrial Strategy. Building a Britain fit for the future, November 2017.

<sup>6</sup> See AECOM, Industrial Land Supply and Economy Study, GLA 2016.

<sup>7</sup> See AECOM op cit, for the 2015 baseline

## **Demand**

- **Industrial land market demand analysis:** including trends in rents, investment yields, vacancy, take-up and availability, for different types of industrial uses/sectors and size of premises, within the borough and the wider property market area.
- **Industrial occupier requirements:** e.g. existing and potential occupier preferences, including location, size of units, utilisation of space, floor to ceiling heights, loading/servicing and need for ancillary office space.
- **Industrial land and floorspace demand forecasts:** including land and floorspace demands over the plan period for industrial and related uses including light and general industrial, storage and distribution, waste, utilities, wholesale markets, land for transport functions and any other related industrial functions. The assessment should consider a range of factors that influence the demand for different types of industrial and related uses. These factors include projected change in economic output, employment and population and forecasts of land demand for waste management, utilities, land for transport and wholesale markets. The assessment should also consider demands for different sizes of space including for SMEs as well as larger occupiers.

## **Relationship between supply and demand**

- **Balance between supply and demand:** for the range of industrial uses and related functions over the plan period, including for different types and sizes of space.
- **Spatial scenarios and sensitivity testing:** the assessment should include alternative spatial development scenarios where these are being considered in Local Plan preparation, and sensitivity test any assumptions used in the industrial land and floorspace demand forecasts (such as economic growth, employment projections, employment densities, plot ratios and other assumptions as appropriate).

## **Potential for industrial intensification and co-location**

- **Scope for intensifying industrial sites to improve the efficiency of industrial areas<sup>8</sup>:** This element should assess the potential of individual sites/sub-areas within SIL and LSIS that could be viably intensified for industrial-only uses in line with new draft London Plan policy E7 part A to improve the operational efficiency of those areas for industrial activities.
- **Scope for intensifying industrial sites to free up land for other uses:** This element should assess the potential of individual sites/sub-areas within SIL and LSIS that could be viably intensified and enable land to be freed up for alternative uses such as housing, social infrastructure and other non-industrial uses in line with new draft London Plan policy E7 parts B, C and E. This assessment could inform local plan site allocations and detailed masterplans.
- **Scope for co-location of industrial, residential and other uses outside of areas to be retained as SIL:** This element should assess the potential for co-location of industrial, residential and other uses (outside of areas to be retained as SIL) in line with new draft London Plan policy E7 parts B, C, D and E.

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<sup>8</sup> See for example: Old Oak and Park Royal Development Corporation, Park Royal Intensification Study, 2017

## **Study recommendations**

Studies may include recommendations on the following matters:

- How the quality of SIL / LSIS can be improved to support industrial development.
- The types of infrastructure that are needed to support industrial businesses in SIL/LSIS including access, public transport, digital connectivity and other related infrastructure.
- Sub-areas or sites within SIL / LSIS that offer potential for intensification, having regard to industrial occupier requirements and the physical potential and viability of intensification.
- Sub-areas or sites that are most suitable to be designated and retained as SIL.
- Sub-areas or sites that are most suitable to be designated and retained as LSIS including whether they should be focussed solely on industrial uses or whether they should accommodate a wider range of B class business uses.
- Sub-areas or sites within SIL / LSIS that could be considered for industrial intensification (and retained as SIL / LSIS) in order to free up land for alternative uses such as housing, social infrastructure and other non-industrial uses where appropriate.
- Sub-areas or sites within LSIS that might be suitable for co-location of industrial and residential development.
- Approaches to the management of non-designated industrial sites.

#### **4. Guidelines for masterplan approaches**

For **masterplans**, a two-stage process should be undertaken.

**Masterplan Stage 1** looks at **the whole SIL/LSIS** including linkages with the wider borough and neighbouring boroughs (where a masterplan area is close to a borough boundary). Where there are existing or potential industrial sites that lie in close proximity to the SIL/LSIS, the extent of the Masterplan Stage 1 area should be discussed and agreed with the GLA and the relevant boroughs to establish whether these additional areas should also be included in Stage 1. The outcome of Stage 1 is to identify those parts of the SIL/LSIS where development is proposed that would enable intensification of industrial uses (in SIL/LSIS) or co-location (in LSIS) to support the delivery of residential uses. These are the “relevant sub-areas” and these should be discussed and agreed in advance with the GLA and the relevant borough(s) before progressing to Stage 2.

**Masterplan Stage 2** looks in greater detail at the relevant **sub-areas within the SIL/LSIS** where development is proposed.

The stages are summarised in the flow chart on page 9. The table on pages 10-15 sets out the required content for each stage.



# Masterplan Stage 1

Looks at **whole of SIL/LSIS**

Draws on **evidence** of industrial supply and demand

Identifies **wider spatial context** and non-standard uses

## Stage 1 Options

Identify and appraise options for **which parts of the SIL/LSIS** could undergo intensification, co-location and/or release for housing/other uses

## Stage 1 Outputs

Proposed **sub-areas** for intensification, co-location and/or release for housing/other uses

Identify broad **quantum** of industrial capacity that would be delivered

**Stage 1 outputs agreed with GLA and borough(s)**

## Masterplan Stage 2

### Detailed analysis of sub-areas

Informed by planning policy, land ownership, engagement, land audits, business intentions

## Stage 2 Outputs

**Areas** for industrial intensification, co-location and residential  
**Capacity** of these areas

**Design** of industrial areas and buildings

**Analysis** of access and servicing, Agent of Change, place making, public transport and local services, decant and phasing, infrastructure requirements, etc

## Guidelines for masterplan approaches

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
<p><b>1. Geographical scope</b></p>	<p style="text-align: center;">✓</p> <p>The masterplan should include a <b>contextual map of the whole SIL/LSIS</b>, showing the relevant sub-areas where development is proposed and linkages with the wider borough (and neighbouring boroughs where appropriate<sup>9</sup>).</p>	<p style="text-align: center;">✓</p> <p>The masterplan should provide a more detailed <b>map of the sub-areas</b> within the SIL/LSIS where development is proposed.</p>
<p><b>2. Policy context</b></p>	<p style="text-align: center;">✓</p> <p>The masterplan should be set in the context of the NPPF, London Plan, Local Plan(s) and other relevant planning documents.</p> <p>The masterplan should identify whether there are <b>other known proposals or masterplans</b> for intensifying or consolidating the SIL/LSIS in question and other SIL/LSIS in the borough (and neighbouring boroughs where appropriate).</p>	<p style="text-align: center;">✓</p> <p>The masterplan should set out how the proposals are consistent with:</p> <ul style="list-style-type: none"> <li>• adopted and draft <b>London Plan</b> policies</li> <li>• adopted and emerging <b>Local Plan(s)</b> – including relevant policies for the borough in which the masterplan area is located (and those for neighbouring boroughs where appropriate)</li> <li>• adopted and emerging Local Plan <b>site allocations</b>.</li> <li>• other planning documents, where relevant, including <b>OAPFs</b> and <b>SPDs</b>.</li> </ul>

<sup>9</sup> For example where the wider SIL/LSIS straddles a borough boundary

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
<b>3. Evidence</b>	<p style="text-align: center;">✓</p> <p>The masterplan should draw upon:</p> <ul style="list-style-type: none"> <li>• <b>Strategic evidence</b> including London Plan industrial land demand and supply studies</li> <li>• <b>Local evidence</b> including local borough employment land reviews and industrial land demand and supply studies and recent industrial land audits (if available).</li> </ul>	<p style="text-align: center;">✓</p> <p>The masterplan should:</p> <ul style="list-style-type: none"> <li>• Demonstrate how the <b>evidence</b> has informed the use classes, typologies and size of units that are proposed in the relevant sub-areas.</li> </ul>
<b>4. Wider spatial context</b>	<p style="text-align: center;">✓</p> <p>The masterplan context map should identify:</p> <ul style="list-style-type: none"> <li>• links to the <b>strategic road network</b><sup>10</sup></li> <li>• links to <b>rail and river/canal networks and public transport</b></li> <li>• <b>SIL, LSIS, other employment areas and town centres</b> located in the wider study area</li> <li>• <b>Public Transport Access Levels (PTAL)</b> – current and future</li> <li>• relationships with any <b>proposed infrastructure</b> and <b>neighbouring developments</b>.</li> </ul>	<p style="text-align: center;">✓</p> <p>The masterplan sub-areas map should identify:</p> <ul style="list-style-type: none"> <li>• links to <b>strategic and local road networks</b></li> <li>• links to <b>rail and river/canal networks, public transport and walking and cycling</b> routes</li> <li>• nearby <b>town centres, high streets, retail parks, local services</b> and <b>social infrastructure</b></li> <li>• links to <b>green infrastructure</b></li> <li>• location of existing <b>residential areas</b></li> <li>• relationships with any <b>proposed infrastructure</b> and <b>neighbouring developments</b>.</li> </ul>

<sup>10</sup> This includes the Transport for London Road Network (the TLRN or London's 'red routes'), the national motorway network and the strategic road network managed by London boroughs.

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
<p><b>5. Non-standard land uses/designations</b></p>	<p style="text-align: center;">✓</p> <p>The masterplan context map should identify the existence of:</p> <ul style="list-style-type: none"> <li>• <b>Safeguarded wharves</b></li> <li>• <b>Railheads</b></li> <li>• <b>Inter-modal facilities</b></li> </ul>	<p style="text-align: center;">✓</p> <p>For the sub-areas the masterplan should identify:</p> <ul style="list-style-type: none"> <li>• the existing and proposed future utilisation of <b>safeguarded wharves, railheads and inter-modal facilities</b> (if present)</li> <li>• <b>waste management, utilities or land for transport</b> functions</li> <li>• <b>Health and Safety Executive (HSE)</b> hazardous area classifications (if present).</li> </ul>
<p><b>6. Land ownerships, partnerships and engagement</b></p>		<p style="text-align: center;">✓</p> <p>The masterplan should:</p> <ul style="list-style-type: none"> <li>• be informed by <b>land ownerships</b> and how these are configured across the area and what tools are available for land assembly to deliver strategic development.</li> <li>• provide details of any <b>engagement</b> with landowners, businesses, existing partnerships, business alliances or BIDs and the response from this engagement.</li> </ul>
<p><b>7. Industrial land audit and assessment of business needs</b></p>		<p style="text-align: center;">✓</p> <p>Where no up-to-date audit is available, it is recommended that the masterplan includes an <b>industrial land audit</b> (see Section 5) for the relevant sub-areas.</p> <p>The masterplan should provide an indication as to whether <b>existing businesses</b> are intending to stay, grow and invest in the area, what their operational and servicing requirements are and how existing businesses and functions can be secured through the masterplan.</p>

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
<b>8. Option appraisal</b>	<p style="text-align: center;">✓</p> <p>The masterplan should identify a range of <b>options</b> that have been considered for intensifying and consolidating the SIL/LSIS.</p> <p>An <b>appraisal</b> of the options considered, setting out why the sub-area(s) in question are proposed.</p>	<p style="text-align: center;">✓</p> <p>The masterplan should identify a range of <b>options</b> that have been considered for the development of the relevant sub-areas.</p> <p>An <b>appraisal</b> of the development options considered.</p>
<b>9. The proposed masterplan approach</b>	<p style="text-align: center;">✓</p> <p><b>Agreement on the broad quantum of industrial floorspace capacity and associated yard space to provide</b> – Masterplan Stage 1 should identify the broad quantum of industrial floorspace and associated yard space that could be delivered across different sites in the sub-area, broken down by the industrial use categories in Part A of London Plan policy E4, for agreement with the GLA and the relevant borough(s). This should form the basis for Masterplan Stage 2.</p>	<p style="text-align: center;">✓</p> <ul style="list-style-type: none"> <li>• <b>Spatial analysis</b> – This should identify the sites in the sub-area(s) that are capable of being intensified for industrial-only uses<sup>11</sup>; the sites for industrial co-location (i.e. industrial and residential/other non-industrial uses) and the sites for residential or other non-industrial development.</li> <li>• <b>Site capacity analysis</b> – an assessment of the capacity of relevant sites in the sub-area to accommodate development (including industrial activities, residential and other uses). This should state: <ul style="list-style-type: none"> <li>i. the quantum of industrial floorspace and functions that could be delivered across different sites in the sub-area, broken down by the industrial use categories in Part A of London Plan policy E4</li> <li>ii. details of the assumed building typologies and number of storeys<sup>12</sup></li> </ul> </li> </ul>

<sup>11</sup> Including the range of industrial uses set out in new London Plan policy E4 Part A.

<sup>12</sup> The GLA's Industrial Intensification Study (2018) provides some proposed typological parameters for different sizes of industrial units in standalone, multi-storey and co-located (mixed) building scenarios.

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
		<ul style="list-style-type: none"> <li>iii. the assumed area of yard space for access, servicing and operational requirements taking into account the need for appropriate provision of public realm/landscaping</li> <li>iv. details of the assumed industrial floorspace plot ratios and plot coverage<sup>13</sup> for the relevant sites within the masterplan area</li> <li>v. the broad quantum of residential units and non-industrial floorspace, where appropriate.</li> <li>• <b>Infrastructure requirements</b> – a broad assessment of the infrastructure needed to support the masterplan proposals and how these requirements could be met.</li> <li>• <b>Access and servicing analysis</b> – demonstrating that the access and servicing requirements of existing and new industrial businesses can be met and identifying potential impacts on the strategic and local road networks.</li> <li>• <b>Agent of Change analysis</b> – demonstrating how different uses can be good neighbours and how potential impacts can be mitigated in the new residential development.</li> <li>• <b>Place making</b> – demonstrating that the masterplan proposals will meet the criteria in policy E7E and that they are well integrated with surrounding neighbourhoods and address the London Plan principles of Good Growth.</li> </ul>

<sup>13</sup> Plot ratio is defined as ‘total gross industrial floorspace’ divided by the total site area. Plot coverage is defined as ‘total gross building footprint’ divided by the total site area.

Content	MASTERPLAN STAGE 1: Study Area: Whole SIL/LSIS and wider linkages	MASTERPLAN STAGE 2: Relevant sub-areas (where development is proposed)
		<ul style="list-style-type: none"> <li>• <b>Access to public transport and local services</b> - including proposed walking and cycling routes and links to public transport nodes, town centres, local services, social infrastructure and green infrastructure.</li> <li>• <b>Decant and phasing</b> – demonstrating how development will be phased; how the phasing will ensure that the intensified industrial development is delivered and completed in advance of the residential components; and the approach to decanting and relocating any businesses affected. A decant strategy will need to take into account the availability and suitability of stock for relocated businesses in alternative locations identified by the masterplan.</li> <li>• <b>Deliverability</b> – demonstrating the proposals are achievable and can be delivered. This should include details of how industrial intensification will be secured across the relevant sub-areas and sites within the masterplan including phasing (see above), who is responsible for delivery, and the nature of any development agreements (if required) to ensure that the comprehensive vision of the masterplan is delivered.</li> <li>• <b>Sustainable development and equalities</b> - Masterplans should support sustainable development and the requirements of the Equalities Act 2010, in particular the public sector Equality Duty which requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people.</li> </ul>

## 5. Guidelines on Industrial Land Audits

Industrial land audits<sup>14</sup> help to provide a detailed assessment of the existing conditions, assets, opportunities and constraints for specific industrial areas. They include a range of quantitative and qualitative information and associated mapping. The table below provides guidelines on what an industrial audit might include, reflecting the different level of detail for **plan-led** and **masterplan** approaches.

For **masterplans**, industrial auditing is recommended where no recent audits are available. The table below indicates where industrial audit content is recommended for the whole SIL/LSIS and where it is recommended only for the sub-areas within the SIL/LSIS where development is proposed.

### Key

Recommended
Desirable

SIL = Strategic Industrial Location  
 LSIS = Locally Significant Industrial Sites  
 PMA = Property Market Area

Content of industrial audit	Outputs	Plan-led	Masterplan (SIL/LSIS)
<b>Geographical definition</b>			
Study area and sub-areas	Map	Whole borough or the relevant plan area	Whole SIL/LSIS and the sub-areas within the SIL/LSIS where development is proposed [“relevant sub-areas”]
<b>Study area - wider context</b>			
Links to strategic and local road networks	Map	Borough and the wider PMA	Covered in Masterplan Stage 1/2
Links to rail, river/canal networks	Map	Borough and the wider PMA	Covered in Masterplan Stage 1/2
Links to other SIL/LSIS, town centres, retail parks, local services and social infrastructure	Map	Borough and the wider PMA	Covered in Masterplan Stage 1/2
Links to public transport, cycling and walking routes	Map	Borough and the wider PMA	Covered in Masterplan Stage 1/2
Public Transport Access Levels (PTAL)	Map	Borough	Covered in Masterplan Stage 1

<sup>14</sup> Examples of good practice in industrial land auditing can be found at: <https://www.london.gov.uk/node/37952>



Content of industrial audit	Outputs	Plan-led	Masterplan (SIL/LSIS)
<b>Existing Land Use</b>			
Existing total supply of industrial land, by: i. current designation (SIL, LSIS and non-designated) ii. planning use class iii. function / business sector <sup>15</sup>	Map, with schedules in hectares	For SIL/LSIS and non-designated sites	i: Whole SIL/LSIS ii and iii: for sites in the relevant sub-areas
Existing total supply of industrial floorspace, by: i. current designation (SIL, LSIS and non-designated) ii. planning use class iii. function / business sector	Map, with schedules in square metres (gross floorspace)	Borough total (and i-iii for SIL/LSIS where possible)	i-iii: for sites in the relevant sub-areas
Existing supply of land for: i. on-site yard and circulation space ii. open storage	Map, with schedules in hectares	SIL/LSIS and non-designated sites	For sites in the relevant sub-areas
Occupancy and vacancy analysis, distinguishing: i. Occupied sites and premises ii. vacant cleared sites iii. vacant land with derelict buildings iv. land with vacant floorspace capable of being occupied Reasons for long term vacancy if present	Map, quantitative and qualitative analysis	SIL/LSIS and non-designated sites	i-iv: Whole SIL/LSIS and for sites in the relevant sub-areas
Other private and public services (eg social infrastructure, retail, creches)	Map	SIL/LSIS and surrounding neighbourhoods	Whole SIL/LSIS and surrounding neighbourhoods
<b>Existing employment</b>			
Employment capacity (actual on site or estimate based on employment densities <sup>16</sup> )	Map and quantitative analysis	SIL/LSIS	For sites in the relevant sub-areas
Employment profile (by economic sector)	Map and quantitative analysis	SIL/LSIS	For sites in the relevant sub-areas
<b>Existing site/building features</b>			
Building/site typologies (eg light industrial workshops/studio space, small, medium, large industrial, bespoke industrial)	Map	SIL/LSIS	For sites in the relevant sub-areas
Number of storeys	Map	SIL/LSIS	For sites in the relevant sub-areas

<sup>15</sup> Examples of standard function / business sector classification types using SIC codes can be found here <https://www.london.gov.uk/node/37952>

<sup>16</sup> See for example: [London Employment Sites Database](#) (CAG Consultants, May 2017), Section 3.2

Content of industrial audit	Outputs	Plan-led	Masterplan (SIL/LSIS)
Condition of industrial floorspace	Map	SIL/LSIS	For sites in the relevant sub-areas
Age of industrial floorspace	Map	SIL/LSIS	For sites in the relevant sub-areas
Loading and yards (full access by HGV, partial access by HGV or access by LGV only)	Map	SIL/LSIS	For sites in the relevant sub-areas
24 hour access / operational requirements	Map	SIL/LSIS	For sites in the relevant sub-areas
Availability of on-site cycle/car/van/lorry parking	Map	SIL/LSIS	For sites in the relevant sub-areas
Existing plot ratios and plot coverage, by site and by land use	Map and quantitative analysis	SIL/LSIS	For sites in the relevant sub-areas
Heritage assets	Map, qualitative analysis	SIL/LSIS	For sites within and surrounding the relevant sub-areas
Environmental impacts (eg visual amenity, noise, odours, dust, size and nature of vehicle movements)	Qualitative analysis	SIL/LSIS	For sites within and surrounding the relevant sub-areas
<b>Viability inputs</b>			
Existing rental values (if known)	Quantitative analysis	SIL/LSIS	For relevant sub-areas in SIL/LSIS
Existing yield values (if known)	Quantitative analysis	SIL/LSIS	For relevant sub-areas in SIL/LSIS
<b>Existing land ownership</b>			
Site ownerships and boundaries	Map	SIL/LSIS	For sites in the relevant sub-areas
<b>Qualitative assessment</b>			
Opportunities including potential for intensification/more efficient use of land and improvements to access etc.	Map, qualitative analysis	SIL/LSIS	For the whole SIL/LSIS
Site constraints including access, utilities, contamination etc.	Map, qualitative analysis	SIL/LSIS	For sites in the relevant sub-areas
Road access limitations, congested roads	Map	SIL/LSIS	For sites in the relevant sub-areas
<b>Interviews</b>			
Primary suppliers' and customers' locations	Qualitative analysis	SIL/LSIS	For sites in the relevant sub-areas