

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.01	E1 A	A Improvements to the competitiveness and quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.
PHV.6.02	E1 B	B Increases in the current stock of offices should be supported in the locations in Parts C and D below , where there is authoritative, strategic and local evidence of sustained demand for office-based activities, taking into account projected demand for office-based employment and office floorspace to 2041 in Table 6.1.
PHV.6.03	E1 C	C The unique agglomerations and dynamic clusters of world city businesses and other specialist functions of the central London office market, including the CAZ, NIOD (Northern Isle of Dogs) (see Policy SD4 The Central Activities Zone (CAZ) and Policy SD5 Offices, other strategic functions and residential development in the CAZ) and other nationally-significant office locations (such as Tech City, and Kensington & Chelsea and the Royal Docks Enterprise Zones), should be developed and promoted.
PHV.6.04	E1 D	D The diverse office markets in outer and inner London (outside the areas identified in Part C CAZ and NIOD) should be consolidated and - where viable - extended, focusing new development in town centres and other existing office clusters

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>supported by improvements to walking, cycling and public transport connectivity and capacity including:</p> <p>...</p> <p>2) other town centre office locations (see having regard to the Town Centre Network office guidelines in Table A1.1 and Figure A1.4 in Annex 1)</p> <p>...</p>
PHV.6.05	E1 E	<p>E Existing viable office floorspace capacity in outer and inner London locations outside the areas identified in Part C CAZ and NIOD should be retained, supported by borough Article 4 Directions to remove permitted development rights where appropriate, facilitating the redevelopment, renewal and re-provision of office space where viable and releasing surplus office capacity to other uses (see Policy SD9 Town centres: Local partnerships and implementation and office guidelines in Figure A1.4).</p>
PHV.6.06	E1 F	<p>F Boroughs should consult upon and introduce Article 4 Directions to ensure that the CAZ, NIOD, Tech City, the Royal Docks Enterprise Zones, Kensington & Chelsea and geographically-defined parts of other existing and viable strategic and local office clusters (such as those in and around the CAZ, in town centres and other</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		viable business locations – see part D.3 above) are not undermined by office to residential permitted development rights.
PHV.6.07	E1 G	G Development proposals related to new or existing offices should: 1) take into account the need for a range of suitable workspace including lower cost and affordable workspace. (see Policy E2 Low-cost business space and Policy E3 Affordable workspace)
PHV.6.08	E1 H	H 2) examine † The scope for the re-use of otherwise surplus large office spaces for smaller office units should be explored.
PHV.6.09	E1 I	I 3) support † The redevelopment, intensification and change of use of surplus office space to other uses including housing is supported, subject to the provisions of Parts G and H.
PHV.6.10	E1 Paragraph 6.1.1	London has a diverse range of office markets ^{70B} with agglomerations of nationally and internationally significant office functions in the Central Activities Zone, Northern Isle of Dogs, Kensington & Chelsea and Tech City, complemented by strategic town centre office locations in inner and outer London and locally-oriented provision in other town centres across the whole of the capital. 70B Offices include uses falling within Use Class B1a and office-related B1b.

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.11	E1 Paragraph 6.1.3	The projections indicate that the CAZ boroughs and some parts of inner London will continue to see growth in office employment and development of new office floorspace, driven by agglomeration economies, high value-added activities and viability of new space. There is broadly sufficient capacity to accommodate this demand in the CAZ and Northern Isle of Dogs ⁷³ complemented by Tech City and Kensington & Chelsea, although there are sub-markets within these areas where demand may exceed capacity⁷³. with Stratford and Old Oak Common are identified as potential future reserves for CAZ-related office capacity.
PHV.6.12	E1 Paragraph 6.1.6	Outside the office to residential permitted development rights (PDR) exemption areas, more than 1.96 million sqm of office space had received prior approval to change to residential by March 2018 ⁷⁴ mostly, but not exclusively, in town centres in west and south London and in areas around the CAZ fringe. This Plan therefore supports boroughs to consult upon and introduce Article 4 Directions for the areas currently exempted in and around the CAZ (see Policy SD2 Collaboration in the Wider South East) and for geographically-defined parts of other existing and viable strategic and local office locations clusters , to ensure that their office functions are not undermined by office to residential PDR and to protect local amenity or the wellbeing of an area.
PHV.6.13	E1	Surplus office space includes sites and/or premises where there is no reasonable prospect of these being used for business purposes. Evidence to demonstrate

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
	Paragraph 6.1.6A	surplus office space should include strategic and local assessments of demand and supply, and evidence of vacancy and marketing (at market rates suitable for the type, use and size for at least 12 months, or greater if required by a local development plan document). This evidence should be used to inform viability assessments.
PHV.6.14	E2	Policy E2 Low-cost Providing suitable business space
PHV.6.15	E2 A	A Boroughs should include policies in local Development Plan Documents that support the provision, and where appropriate, protection of a range of low-cost B4 Use Class business space, in terms of type, use and size, at an appropriate range of rents, should be supported to meet the needs of micro, small and medium-sized enterprises and to support firms wishing to start-up or expand.
PHV.6.16	E2 AA	AA Development of B Use Class business uses should ensure that the space is fit for purpose having regard to the type and use of the space.
PHV.6.17	E2 B	B Development proposals that involve the loss of existing B4 Use Class business space (including creative and artists' studio work space) in areas identified in a local Development Plan Document where there is an identified shortage of lower-cost space or workspace of particular types, uses or sizes, should:

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>1) demonstrate that there is no reasonable prospect of the site being used for business purposes, or</p> <p>2) ensure that an equivalent amount of B4 Use Class business space is re-provided in the proposal (which is appropriate in terms of type, fit-out, specification, use and size), incorporating existing businesses where possible, and include affordable workspace where appropriate (see Policy E3). or. In exceptional circumstances where this is not feasible, it must be</p> <p>3) demonstrated that suitable alternative accommodation (in terms of type, fit-out specification, use and size) is available in reasonable proximity to the development proposal and, where existing businesses are affected, that they are subject to relocation support arrangements before the commencement of new development.</p>
PHV.6.18	E2 C	<p>C Development proposals for new B4 Use Class business floorspace greater than 2,500 sqm (gross external area), or a locally determined lower threshold in a local development plan document, should consider the scope to provide a proportion of flexible workspace or smaller units suitable for micro, small and medium-sized enterprises.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.19	E2 Paragraph 6.2.1	The provision of a sufficient supply of business space of different types, uses and sizes will ensure that workspace is available for occupation by SMEs and businesses wishing to start-up or expand. It will also help to ensure that workspace is available at an appropriate range of rents.
PHV.6.20	E2 Paragraph 6.2.1A	Development of business uses should ensure that the space is fit for purpose, with at least basic fit-out and not compromised in terms of layout, street frontage, floor loading, floor to ceiling heights and servicing, having regard to the type and use of the space. This should take into account the varied operational and servicing requirements of different business uses.
PHV.6.21	E2 Paragraph 6.2.1B	<p>... To deliver a diverse economy, it is important that cost pressures do not squeeze out smaller businesses, particularly from fringe locations around central London, but also across the capital as a whole. There is evidence that the conversion of occupied or partially-occupied offices to residential use, through permitted development rights, is having a particular impact on secondary space in outer London and on the fringes of the CAZ^{74A}. Ensuring a sufficient supply of business space of different types and sizes will help to ensure that workspace is available for occupation at an appropriate range of rents reflecting the specification, quality and location of the space.</p> <p>74A Ramidus Consulting 2017 op cit / London Development Database monitoring</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.22	E2 Paragraph 6.2.2	<p>Low-cost business space refers to secondary and tertiary space that is available at open market rents, which is of a lower specification than prime space⁷⁵. It is often or found in non-prime locations such as back-of town centre and high street locations, railway arches, heritage buildings in the CAZ, and smaller-scale provision in industrial locations. It usually commands rents at or below the market average. Ensuring a sufficient supply of business space of different types and sizes will help to ensure that workspace is available for occupation at an appropriate range of rents. Part B of Policy E2 supports the life-cycle of prime, secondary and tertiary business space over the longer term by securing the re-provision of capacity (at open market rents).</p>
PHV.6.23	E2 Paragraph 6.2.3	<p>There is evidence that the conversion of occupied or partially-occupied offices to residential use, through permitted development rights, is having a particular impact on secondary space in outer London and on the fringes of the CAZ⁷⁶. Part B of T this policy is intended to operate in those parts of London where there is evidence in a local Development Plan Document of are particular cost pressures and a shortages of lower-cost secondary or tertiary business space available for occupation, including lower-cost space. It supports the life-cycle of prime, secondary and tertiary business space over the longer term by securing the re-provision of capacity at open market rents and the provision of affordable workspace at rents maintained below the market rate where appropriate – see Policy E3). It will be most effective in those parts of London where boroughs have</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>removed office or light industrial to residential permitted development rights through Article 4 Directions.</p> <p>76 Ramidus Consulting 2017 op cit section 2.3</p>
PHV.6.24	E2 Paragraph 6.2.4	<p>Where there is demand for workspace or viable existing business uses on site, development proposals for alternative uses should deliver an equivalent amount of workspace through the intensification or reconfiguration of space. In Part B.2,3 of the policy applies in exceptional circumstances, where it can be demonstrated that it is not feasible to accommodate replacement workspace and existing businesses on-site through intensification or reconfiguration. What constitutes a reasonable proximity should be determined on the circumstances of each case having regard to the impact on business supply chains and access to labour supply. Where appropriate, Relocation arrangements should be put in place prior to the commencement of development to ensure that disruption to existing businesses is minimised.</p>
PHV.6.25	E2 Paragraph 6.2.5	<p>Larger-scale commercial development proposals should consider the scope to incorporate a range of sizes of business units, including for SMEs. Flexible workspace can include a variety of types of space including serviced offices, and co-working space⁷⁷ and hybrid industrial space for B1c/B2/B8 uses. What constitutes a reasonable proportion of workspace suitable for SMEs should be determined on the circumstances of each case.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.26	E2 Paragraph 6.2.6	If business space is demonstrated to be obsolete or surplus to requirements (see paragraphs 6.1.6A7 and 6.7.4) , it should be redeveloped for housing and other uses . Evidence to assess the reasonable prospect of workspace being used for business purposes should include strategic and local assessments of demand and supply, and evidence of vacancy and marketing (for at least 12 months at market rates suitable for the type, specification, use and size). This evidence should be used to inform viability assessments.
PHV.6.27	E3 A	<p>A In defined circumstances set out in parts B and C below, planning obligations may be used to secure affordable workspace (in the B Use Class) at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. Such as: circumstances include workspace that is:</p> <ol style="list-style-type: none"> 1) dedicated for specific sectors that have social value such as charities, voluntary and community organisations or social enterprises 2) dedicated for specific sectors that have cultural value such as creative and artists' studios workspace, rehearsal and performance space and designer-makerspaces 3) dedicated for disadvantaged groups starting up in any sector

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>4) supporting providing educational outcomes through connections to schools, colleges or higher education</p> <p>5) supporting start-up and early stage businesses or regeneration.</p>
PHV.6.28	E3 B	<p>B Particular Consideration should be given to the need for affordable workspace for the purposes in Part A above:</p> <ol style="list-style-type: none"> 1) where there is existing affordable workspace on-site currently, or has been at any time since 1 December 2017, except where it is demonstrated that the affordable workspace has been provided on a temporary basis pending redevelopment of the site 2) in areas identified in a local Development Plan Document where cost pressures could lead to the loss of affordable or low-cost workspace for micro, small and medium-sized enterprises (such as in the City Fringe around the CAZ and in Creative Enterprise Zones) 3) in locations identified in a local Development Plan Document where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.29	E3 C	C Boroughs, in their Development Plans, are encouraged to should consider more detailed affordable workspace policies in light of local evidence of need and viability. These may include policies on site-specific locations, or defining areas of need for certain kinds of affordable workspace.
PHV.6.30	E3 D	D Affordable workspace policies defined in Development Plans and the terms set out in Section 106 agreements should ensure include ways of monitoring that the objectives in Part A above are monitored and achieved being met , including evidence that they space will be managed by a workspace provider with a long-term commitment to maintaining the agreed or intended social, cultural or economic impact. Applicants are encouraged to engage with workspace providers at an early stage in the planning process to ensure that the space is configured and managed efficiently.
PHV.6.31	E3 F	F The affordable workspace elements of a mixed-use scheme should be operational, or have agreed finalised terms , prior to residential elements being occupied.
PHV.6.32	E3 Paragraph 6.3.1	It is important that London continues to generate a wide range of economic and other opportunities, to ensure that London is a fairer, more inclusive and more equal city. The cost of workspace in London is particularly high relative to other parts of the UK and to ensure that all types of development needed to support the economy can be

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>accommodated there is a need for affordable workspace for some economic, social and cultural uses that cannot afford to operate at open market rents and to support start-up or early stage businesses.</p>
PHV.6.33	E3 Paragraph 6.3.1A	<p>Affordable workspace is defined here as workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose. It can be provided and/or managed directly by a dedicated workspace provider, a public, private, charitable or other supporting body; through grant and management arrangements (for example through land trusts); and/or secured permanently in perpetuity or for a period of at least 15 years by planning or other agreements.</p>
PHV.6.34	E3 Paragraph 6.3.3	<p>As well as ensuring a sufficient supply of affordable business space, the Mayor also wishes to support sectors that have cultural or social value such as artists, 'studios, designer-makers, spaces and charities, voluntary and community organisations and or social enterprises for which low-cost space can be important. ...</p>
PHV.6.35	E3 Paragraph 6.3.3A	<p>Social, cultural, or economic development objectives can be set in planning obligations, or by ensuring workspace providers are on a Local Authority framework panel or accredited list. Arrangements for engaging a provider, how the space will be owned or leased and the process for review, changes in terms, disposal or termination, should be agreed with the Local Planning Authority. When drawing up</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		local development plan policies, boroughs are encouraged to draw on the experience of local workspace providers to understand the nature of demand in an area.
PHV.6.36	E3 Paragraph 6.3.3B	<p>In exceptional circumstances, the requirements of policy E3B1 may not apply where it is demonstrated that the affordable workspace has been provided on a temporary basis pending redevelopment of the site. The temporary nature of the workspace and the timetable for redevelopment should be made clear to occupants from the outset and</p> <p>Landowners sometimes provide affordable workspace on a voluntary and temporary basis prior to the redevelopment of a site. This provision makes good use of sites that may otherwise remain vacant The temporary use of a site should generally be secured through a temporary planning permission and must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any temporary use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>
PHV.6.37	E3 Paragraph 6.3.4	<p>The Mayor will encourage the delivery of new workspace for SMEs, the creative industries, artists and the fashion industry within new residential and mixed-use developments. He will also provide assistance to artists and creative businesses through the Mayor's Creative Enterprise Zones (see <u>Policy HC5 Supporting London's culture and creative industries</u>) and promote schemes that provide linked affordable housing and business affordable workspace in new housing developments.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.38	E4 A	<p>A</p> <p>A sufficient supply of land and premises in different parts of London to meet current and future demands for industrial and related functions should be maintained, taking into account strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution (see <u>Policy E7</u>). This should make provision for the varied operational requirements of:</p> <ol style="list-style-type: none"> 1) light and general industry industrial-uses (Use Classes B1c and B2) 2) storage and logistics/distribution (Use Class B8) including 'last mile' distribution close to central London and the Northern Isle of Dogs, consolidation centres and collection points 3) secondary materials, and waste management and aggregates 4) utilities infrastructure (such as energy and water) ... 9) low-cost industrial and related space for micro, small and medium-sized enterprises (see also <u>Policy E2 Low-cost Providing suitable business space</u>) taking into account strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution (see <u>Policy</u>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>E7 Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function}</p> <p>9A) research and development of industrial and related products or processes (falling within Use Class B1b).</p>
PHV.6.39	E4 B	<p>B London's land and premises for industry, logistics and services falls into three categories:</p> <p>...</p> <p>3) non-Designated Industrial Sites⁷⁸ - see Policy E7 Part D below.</p>
PHV.6.40	E4 C	<p>C The retention, enhancement and provision of additional industrial capacity across the three categories of industrial land set out in Part B should be planned, monitored and managed, having regard to the industrial property market area and borough-level categorisations in Figure 6.1 and Table 6.2. This should ensure that in overall terms across London there is no net loss of industrial^{78A} floorspace capacity (and operational yard space capacity) within designated SIL and LSIS. Any release of industrial land in order to manage issues of long-term vacancy and to achieve wider planning objectives, including the delivery of strategic infrastructure, should be facilitated through the processes of industrial intensification, co-location and substitution set out in Policy E7 Industrial intensification, co-location and</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>substitution of land for industry, logistics and services to support London's economic function.</p> <p>78A Defined as the overall range of uses set out in Policy E4 Part A</p>
PHV.6.41	E4 D	<p>D The retention, enhancement and provision of additional industrial capacity should be prioritised in locations that:</p> <p>...</p> <p>4A) support access to supply chains and local employment in industrial and related activities.</p>
PHV.6.42	E4 H	<p>H Development proposals for large-scale (greater than 2,500 sqm GEA GIA) industrial floorspace should consider the scope to provide smaller industrial units suitable for SMEs, in particular where there is a local shortage and demand for such space.</p>
PHV.6.43	E4 Paragraph 6.4.1	<p>London depends on a wide range of industrial, logistics and related uses that are essential to the functioning of its economy and for servicing the needs of its growing population, as well as contributing towards employment opportunities for Londoners. This includes a diverse range of activities such as food and drink preparation, creative industry production and maker spaces, vehicle maintenance and repair, building trades, construction, waste management including recycling, transport functions, utilities</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>infrastructure, emerging activities (such as data centres, renewable energy generation and clean technology) and an efficient storage and distribution system which can respond to business and consumer demands⁷⁹.</p> <p>79 SEGRO, Keep London Working, 2017; Turley. Industrial Revolution, 2017 http://www.segro.com/media/keepsLondonWorking?sc_lang=en; Turley. Industrial Revolution, 2017 https://www.turley.co.uk/comment/industrial-revolution</p>
PHV.6.44	E4 Paragraph 6.4.4	Over the period 2001 to 2015, more than 1,300 hectares of industrial land (including SILs, LSIS and Non-Designated Industrial Sites) was transferred released to other uses
PHV.6.45	E4 Paragraph 6.4.5AA	<p>When applying this principle of no net loss of industrial floorspace capacity regard should be given to the characteristics and operational requirements of the different industrial uses set out in Part A. Yard space is an essential requirement for most industrial, logistics and related uses to support servicing, storage and operational needs. Development proposals should ensure that sufficient yard space is provided having regard to the operational requirements of the uses proposed. Mezzanine space should be excluded from calculations of industrial floorspace capacity.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.46	E4 Paragraph 6.4.5AB	Some industrial uses may require a significant amount of yard and servicing space, such as cross-docking facilities. In some instances, this may provide exceptional justification for a plot ratio that is lower than 65 per cent on development for industrial uses only (those listed in E4 Part A). For this exceptional approach to apply, it should be demonstrated that it is not feasible to achieve no net loss of industrial floorspace capacity through alternative configurations, multi-storey industrial development, a wider mix of industrial uses, or other appropriate means. This exceptional approach would not apply to industrial developments that are being proposed as part of the processes of SIL / LSIS consolidation and industrial / residential / non-industrial co-location set out in Policy E7 Part B and E7C, including land swaps.
PHV.6.47	E4 Paragraph 6.4.5B	Mezzanine space should be excluded from calculations of industrial floorspace capacity. The principle of no net loss of industrial floorspace capacity applies to overall areas of SIL and LSIS, and not necessarily to individual sites within them. The principle of no net loss of floorspace capacity does not apply to sites previously used for utilities infrastructure or land for transport functions which are no longer required.
PHV.6.48	E4	There are three boroughs in the 'Limited Release' category (all in the Thames Gateway) where industrial land vacancy rates are currently well above the London average. These boroughs are encouraged to intensify industrial floorspace capacity, investigate the

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
	Paragraph 6.4.8	reasons for high levels of vacancy, take positive steps to bring vacant sites back into industrial use where there is demand There is scope in these selected boroughs for limited release of industrial land in SIL and/or LSIS through a plan-led approach to reduce these vacancy rates and support the re-use of surplus industrial land and floorspace for other uses through a proactive plan-led approach .
PHV.6.49	E5 A	A Strategic Industrial Locations (identified in Figure 6.2 and Table 6.3) should be managed proactively through a plan-led process to sustain them as London's largest concentrations main reservoirs of industrial, logistics and related capacity for uses that support the functioning of London's economy.
PHV.6.50	E5 B	B Boroughs, in their Development Plans, should: <ul style="list-style-type: none"> 1) define the detailed boundary of SILs in policies maps having regard to the scope for intensification, co-location and substitution (set out in <u>Policy E7 Industrial intensification, co-location and substitution</u> of land for industry, logistics and services to support London's economic function, and use the adopted Local Plan SIL boundary as the basis for decision-making 2) develop local policies to protect and intensify the function of SILs and enhance their attractiveness and competitiveness (including access improvements to

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>access, public transport, and digital connectivity and other related infrastructure) for the functions set out in Policy E4 Part Apart C</p> <p>3) explore opportunities to intensify and make more efficient use of land in SILs in Development Plan reviews and through Opportunity Area Planning Frameworks in collaboration with the GLA and other planning authorities within and outside London (Policy E7 Industrial intensification, co-location and substitution of land for industry, logistics and services to support London's economic function).</p>
PHV.6.51	E5 C	<p>C Development proposals in SILs should be supported where the uses proposed fall within the broad industrial-type activities set out in Policy E4 Part A below:</p> <p>1) light industrial (Use Class B1c)</p> <p>2) general industrial uses (Use Class B2)</p> <p>3) storage and logistics/distribution uses (Use Class B8)</p> <p>4) other industrial-type functions, services and activities not falling within the above Use Classes including secondary materials, and waste management, aggregates, utilities infrastructure, land for transport and wholesale markets</p> <p>5) flexible B1c/B2/B8 premises suitable for occupation by SMEs</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>5A) research and development of industrial and related products or processes (falling within Use Class B1b)</p> <p>6) small-scale 'walk to' services for industrial occupiers such as workplace crèches or cafés.</p>
PHV.6.52	E5 D	<p>D Development proposals for uses in SILs other than those set out in Policy E4 Part A part C above, (including residential development, retail, places of worship, leisure and assembly uses), should be refused except in areas released through a strategically co-ordinated process of SIL consolidation. This release must be carried out through a planning framework or Development Plan document review process and adopted as policy in a Development Plan or as part of a co-ordinated masterplanning process in collaboration with the GLA and relevant borough.</p>
PHV.6.53	E5 E	<p>E Development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial-type activities and their ability to operate on a 24-hour basis. In line with Agent of Change principles (Policy D12 Agent of Change) Residential development adjacent to SILs should be designed to ensure that the existing or potential industrial activities in SIL are not compromised or curtailed. Particular attention should be given to layouts, access, orientation, servicing, public realm, air quality, soundproofing and other design mitigation in the residential development.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.54	Figure 6.2	Figure 6.2 - Strategic Industrial Locations (MAP AMENDED)
PHV.6.55	E5 Paragraph 6.5.3	Innovations to make more effective use of land in SILs are encouraged and should be explored in Local Plan reviews and Opportunity Area Planning Frameworks. This includes collaborative working with other planning authorities in the relevant property market areas including authorities in the Wider South East (see also <u>Policy E7 Industrial Intensification, co-location and substitution</u> of land for industry, logistics and services to support London's economic function). ...
PHV.6.56	E6 A	A In their Development Plans, boroughs should: 1) designate and define detailed boundaries and policies for Locally Significant Industrial Sites (LSIS) in policies maps justified by evidence in local employment land reviews taking into account the scope for intensification, co-location and substitution (set out in <u>Policy E7 Industrial Intensification, co-location and substitution</u> of land for industry, logistics and services to support London's economic function)

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.57	E7	Policy E7 Industrial intensification, co-location and substitution of land for industry, logistics and services to support London's economic function
PHV.6.58	E7 A	<p>A</p> <p>Development Plans and development proposals should be proactive and encourage the intensification of business uses in Use Classes B1c, B2 and B8 occupying all categories of industrial land through:</p> <p>1) development of mezzanines</p> <p>...</p> <p>5) more efficient use of land through higher plot ratios having regard to operational yard space requirements (including servicing) and mitigating impacts on the transport network where necessary.</p>
PHV.6.59	E7 B	<p>B</p> <p>Development Plans and planning frameworks should be proactive and consider, in collaboration with the Mayor, whether certain logistics, industrial and related functions in selected parts of SILs or LSIS could be intensified to provide additional industrial capacity. Intensification should can also be used to facilitate the consolidation of the an identified SIL or LSIS to support the delivery of residential and other uses, such as social infrastructure, or to contribute to town centre renewal. This process must meet the criteria set out in Part E below. and</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>ensure that it does not undermine or compromise the integrity or effectiveness of the SIL in accommodating the industrial-type activities identified in part C of <u>Policy E5 Strategic Industrial Locations (SIL)</u>. This approach should only be considered as part of a plan-led process of SIL or LSIS intensification and consolidation (and the areas affected clearly defined in Development Plan policies maps) or as part of a co-ordinated masterplanning process in collaboration with the GLA and relevant borough, and not through ad hoc planning applications. In LSIS (but not in SIL) the scope for co-locating industrial uses with residential and other uses may be considered. This should also be part of a plan-led or masterplanning process.</p>
PHV.6.60	E7 C	<p>C Development Plans and planning frameworks should be proactive and consider whether certain logistics, industrial and related functions in selected parts of LSIS could be intensified to provide additional industrial capacity and/or co-located with residential and other uses, such as social infrastructure, or to contribute to town centre renewal. This process should meet the criteria set out in part E below. This approach should only be considered as part of a plan-led process of LSIS intensification and consolidation (and clearly defined in Development Plan policies maps) or as part of a co-ordinated masterplanning process in collaboration with the GLA and relevant borough, and not through ad hoc planning applications.</p>
PHV.6.61	E7 D	<p>D Mixed-use or residential development proposals on Non-Designated Industrial Sites should will be supported where:</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>1) there is no reasonable prospect of the site being used for the industrial and related purposes set out in Part A of <u>Policy E4 Land for industry, logistics and services to support London's economic function</u>; or</p> <p>2) it has been allocated in an adopted local D development P plan document for residential or mixed-use development on the basis of part D.1; or</p> <p>3) industrial, storage or distribution floorspace is provided as part of mixed-use intensification (see also Part B of Policy E2). where this is feasible; or</p> <p>4) suitable alternative accommodation (in terms of type, fit-out specification, use and size) is available in reasonable proximity to the development proposal and subject to relocation support arrangements for existing businesses before the commencement of new development.</p> <p>...</p>
PHV.6.62	E7 E	<p>E The processes set out in Parts B, C and D above must ensure that:</p> <p>...</p> <p>3) the intensified industrial, storage and distribution uses are completed and operational in advance of any residential component being occupied</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>4) appropriate design mitigation is provided in any residential element to ensure compliance with 1 and 2 above with particular consideration given to:</p> <ul style="list-style-type: none"> a) safety and security (see Policy D10 Safety, security and resilience to emergency and Policy D11 Fire safety) b) the layout, orientation, access, servicing and delivery arrangements of the uses in order to minimise conflict (see Policy T4 Assessing and mitigating transport impacts) c) design quality, public realm, visual impact and amenity for residents (see Policy D1 London's form and characteristics, Policy D2 Delivering good design, Policy D3 Inclusive design, Policy D4 Housing quality and standards, Policy D5 Accessible housing, Policy D6 Optimising housing density, Policy D7 Public realm and Policy D8 Tall buildings) <p>cA) agent of change principles (see Policy D12 Agent of Change)</p> <ul style="list-style-type: none"> d)vibration and noise (see Policy D13 Noise) e) air quality, including dust, odour and emissions (see Policy SI1 Improving air quality and Policy SI2 Minimising greenhouse gas emissions) and potential contamination.

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.63	E7 F	<p>F Development Plans and planning frameworks should consider, in collaboration with the GLA and neighbouring authorities within and outside London, the scope to facilitate the substitution of some of London's industrial capacity to related property markets elsewhere in London and beyond London's boundary where:</p> <p>...</p>
PHV.6.64	E7 Paragraph 6.7.1	<p>In collaboration with the Mayor, all boroughs are encouraged to explore the potential to intensify industrial activities⁸⁵ on industrial land to deliver additional capacity and to consider whether some types of industrial activities (particularly light industrial) could be co-located or mixed with residential and other uses. Through Local Plans, boroughs should also take a proactive approach to the management of vacancy rates to reach a level appropriate to the efficient functioning of the industrial market (considered to be five per cent for land and eight per cent for floorspace)⁸⁶.</p>
PHV.6.65	E7 Paragraph 6.7.2	<p>Whilst the majority of land in SILs should be retained and intensified for the industrial-type functions set out in Part C of <u>Policy E5 Strategic Industrial Locations (SIL)</u>, there may be scope for selected parts of SILs or LSISs to be consolidated. This should be done through a carefully co-ordinated plan-led approach (in accordance with parts B, C and E of <u>Policy E7^{86A} Industrial Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function</u>) to deliver an intensification of industrial and related uses in the consolidated SIL or LSIS and facilitate the transfer</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>release of some land for a mix of uses including residential. Local Plan policies' maps and/or OAPFs and masterplans should indicate clearly:</p> <p>(i) the area to be retained and intensified as SIL or LSIS (and to provide future capacity for the uses set out in <u>Policy E5 Strategic Industrial Locations (SIL)</u> and <u>Policy E6 Locally Significant Industrial Sites</u>) and</p> <p>(ii) the area to be removed released from SIL or LSIS (see illustrative examples in Figure 6.3). Masterplans should cover the whole of the SIL or LSIS, and should be informed by the operational requirements of existing and potential future businesses.</p> <p>86A See also paragraphs 6.4.5 to 6.4.5B for definition of industrial floorspace capacity</p>
PHV.6.66	E7 Paragraph 6.7.2A	<p>These approaches may be supported by land swaps within the SIL or LSIS, within the borough or in collaboration with neighbouring authorities. To ensure that such development works effectively, there should be a development agreement in place between a residential and the industrial developer and associated (non-industrial) developers to support this process. In order to follow the Fast Track Route (see <u>Policy H4 Meanwhile use</u>), industrial sites will need to meet the 50 per cent threshold for affordable housing.</p>
PHV.6.67	E7	<p>Outside of areas designated as SIL or LSIS there may be opportunities to deliver co-location involving a mix of industrial and residential and/or other uses on the same site either side-by-side or through vertical stacking. Mixed-use and residential development</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
	Paragraph 6.7.3	proposals on existing Non-Designated Industrial Sites should ensure either that there is no reasonable prospect of the site being used for logistics/ industrial purposes, or incorporate light/general industrial or storage/distribution uses or put in place suitable relocation arrangements for any businesses/operations affected.
PHV.6.68	E7 Paragraph 6.7.4	Evidence to demonstrate ‘ no reasonable prospect ’ of Non-Designated Industrial Sites being used for industrial and related purposes should include: <ul style="list-style-type: none"> • strategic and local assessments of demand • evidence of vacancy and marketing the site should have been marketed with appropriate lease terms and at market rates suitable for the type, use and size (for at least 12 months, or greater if required by a local development plan document), and where the premises are derelict or obsolete, offered with the potential for redevelopment to meet the needs of modern industrial users <p>...</p>
PHV.6.69	E7 Paragraph 6.7.6	... This should ensure that the need to maintain sufficient capacity for industry to service London’s economy and residents is considered alongside other planning objectives including delivery of strategic infrastructure, housing, social infrastructure and other uses. Further advice on the implementation of Policy E7 will be provided in Supplementary Planning Guidance.

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.70	E8 D	D Innovation, including London's role as a location for research and development should be supported, and collaboration between businesses, higher education providers institutions and other relevant research and innovation organisations should be encouraged.
PHV.6.71	E8 E	E London's higher and further education providers institutions and their development across all parts of London should be promoted. Their integration into regeneration and development opportunities to support social mobility and the growth of emerging sectors should be encouraged.
PHV.6.72	E8 GA	GA Boroughs are encouraged to identify and support the growth of sustainably-located employment clusters in inner and outer London.
PHV.6.73	E8 Paragraph 6.8.3	<p>In the EDS, the Mayor has identified a number of sector-specific opportunities and challenges that require a more targeted approach where he believes there are specific business growth opportunities. These include:</p> <p>...</p> <ul style="list-style-type: none"> • culture and creative industries – building on London's particular strengths in film, fashion and design, with clusters emerging across the city (including Creative Enterprise Zones – see <u>Policy HC5 Supporting London's culture and</u>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p><u>creative industries</u>), and the Mayor’s vision to turn the Thames Estuary into a ‘Production Corridor’, developing facilities for artistic and creative production from East London to Southend and into Kent</p> <p>...</p> <ul style="list-style-type: none"> • low carbon and environmental goods and services sector – building on London’s existing strengths in areas such as carbon finance, geothermal, wind energy, building technologies, alternative fuels, photovoltaics and waste management. The Mayor will support businesses to adopt the principles of the circular economy as set out in Policy SI7 Reducing waste and supporting the circular economy –reducing waste, and improving resource recovery and reuse. The Mayor will also support the growth of London’s CleanTech sector across London. West London in particular offers a unique set of opportunities to support the growth of this sector, with the development of a major innovation campus by Imperial College London at White City, and the simultaneous redevelopment of Old Oak and Park Royal into a smart and sustainable district <p>...</p>
PHV.6.74	E8	<p>The Mayor also supports measures to secure and develop London’s leading role as a centre of higher and further education of national and international importance. London’s higher and further education providers institutions have considerable potential for</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
	Paragraph 6.8.4	innovation supported by collaboration between businesses, the public sector and other relevant research organisations. These initiatives can act as a catalyst for economic growth and promote social mobility in areas with high levels of deprivation by creating new jobs and training opportunities for local residents, as well as supporting the growth of emerging sectors in London. The Mayor will support higher and further education providers institutions and boroughs to identify opportunities to work in partnership to benefit from the development of higher and further education facilities.
PHV.6.75	E8 Paragraph 6.8.6A	Boroughs across London contain a rich variety of employment areas, including industrial estates, high streets and areas within and on the edge of town centres, which provide locations and opportunities for locally significant sectors and clusters of businesses. These are important for local economies and provide diverse employment opportunities for local residents. Boroughs are encouraged to identify these sectors and clusters and set out policies in Local Plans that support their growth, having regard in particular to public transport provision and ensuring the vitality and viability of town centres.
PHV.6.76	E9 A	A A successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of this Plan, particularly for town centres (<u>Policy SD6 Town centres and high streets</u> , <u>Policy SD7-8 Town centre network</u> , <u>Policy SD8-7 Town centres:</u>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<u>development principles and Development Plan Documents</u> and <u>Policy SD9 Town centres: Local partnerships and implementation</u>).
PHV.6.77	E9 B	<p>B</p> <p>In Development Plans, boroughs should:</p> <ol style="list-style-type: none"> 1) identify future requirements and locations for new retail development having regard to the town centre policies in this Plan and strategic and local evidence of demand and supply 2) identify areas for consolidation of retail space where this is surplus to requirements 3) set out policies and site allocations to secure an appropriate mix of shops and other commercial units of different sizes, informed by local evidence and town centre strategies. Particular consideration should be given to the contribution large-scale commercial development proposals (containing over 2,500 sqm gross A Class floorspace) can make to the provision of small shops and other commercial units. Where justified by evidence of local need, policies should secure affordable commercial and shop units.
PHV.6.78	E9 BA	<p>BA Development plans and development proposals should:</p> <p>...</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>6) identify areas under-served in local convenience shopping and related services and support additional facilities to serve existing or new residential communities in line with town centre <u>Policy SD8-7 Town centres: development principles and Development Plan Documents</u></p> <p>7) support the range of London's markets in their full variety, including street markets, covered markets, specialist and farmers' markets, complementing other measures to improve their management, enhance their offer and contribute to local identity and the vitality of town centres and the Central Activities Zone</p> <p>8) manage existing edge of centre and out of centre retail (and leisure) by encouraging comprehensive redevelopment for a diverse mix of uses in line with <u>Policy SD6 Town centres and high streets</u>, <u>Policy SD7-8 Town centre network</u>, <u>Policy SD8-7 Town centres: development principles and Development Plan Documents</u> and <u>Policy SD9 Town centres: Local partnerships and implementation Documents</u> to realise their full potential for housing intensification, reducing car use and dependency, and improving access by walking, cycling and public transport</p> <p>...</p>
PHV.6.79	E9 C	<p>C Development proposals containing A5 hot food takeaway uses should not be permitted where these are within 400 metres walking distance from the entrances and exits of an existing or proposed primary or secondary school. Boroughs that</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		wish to set a locally-determined boundary from schools must ensure this is sufficiently justified. Boroughs should also consider whether it is appropriate to carefully manage an the over-concentration of A5 hot food takeaway uses within Local, District and other town centres and other areas through the use of locally-defined thresholds in Development Plans.
PHV.6.80	E9 E	E — Large scale commercial development proposals (containing over 2,500 sqm gross A Class floorspace) should support the provision of small shops and other commercial units (including affordable units where there is evidence of local need).
PHV.6.81	E9 Paragraph 6.9.1	A diverse and competitive retail sector that meets the needs of Londoners and visitors to the capital is important. Retailing is undergoing a period of continued restructuring in response to recent trends and future forecasts for consumer expenditure, population growth, technological advances and changes in consumer behaviour, with increasing proportions of spending made via the internet. ...
PHV.6.82	E9 Paragraph 6.9.3	In preparing or reviewing Development Plans, boroughs should take into account integrated strategic and local assessments of demand and capacity for both comparison and convenience goods retailing. Boroughs should plan proactively to accommodate that demand and manage the transition of surplus retail (including high street frontages, purpose-built shopping centres, malls and retail parks) to other uses in line with this policy and <u>Policy SD6 Town centres and high streets, Policy SD7-8 Town centre network, <u>Policy</u></u>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		SD8-7 Town centres: development principles and Development Plan Documents, while ensuring sufficient capacity for convenience retail to meet the day-to-day needs of local residents and Policy E9 Retail, markets and hot food takeaways.
PHV.6.83	E9 Paragraph 6.9.4	<p>Street markets in London can play a valuable economic, social and cultural role⁹¹ helping to meet Londoners' varied dietary requirements, extend choice and access to a range of goods, contribute to the vitality and viability of town centres and the character of high streets, and provide opportunities for new businesses to start-up. Several markets are of strategic importance, such as those at Portobello Road, Borough, Columbia Road and Camden for example, and offer significant attractions for Londoners and visitors to the capital. Many markets have a specialist function, serving the shopping and leisure needs of a specific ethnic group, or providing speciality products and services. ...</p> <p>91 GLA Street Markets research – Understanding London's Markets, GLA 2017.</p>
PHV.6.84	E9 Paragraph 6.9.5	<p><u>Policy SD6 Town centres and high streets</u> promotes a diverse range of uses to support the vitality and viability of town centres. Some retail and related uses when clustered can support town centres to develop niche or specialist roles and may provide important visitor attractions. Over-concentrations of some uses however, such as betting shops, pawnbrokers, pay-day loan stores, amusement centres and hot food takeaways, can give rise to particular concerns regarding the impact on mental and physical health and wellbeing, amenity, vitality, viability and diversity. The proliferation and concentration of</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>these uses should be carefully managed through Development Plans and planning decisions, particularly in town centres that are within Strategic Areas for Regeneration (see Table A1.1), which tend to have higher numbers of these premises⁹². Boroughs may require Health Impact Assessments for particular uses.</p> <p>92 London Town Centre Health Check, GLA 2017 2018.</p>
PHV.6.85	E9 Paragraph 6.9.6	<p>Obesity is one of the greatest health challenges facing the capital. In London 38 per cent of Year 6 pupils (10 to 11 year-olds) are overweight or obese – higher than any other region in England. Children living in the most deprived areas of London are twice as likely to be obese as children living in the least deprived areas⁹³. The creation of a healthy food environment, including access to fresh food, is therefore important. The number of hot food takeaways in London has been steadily rising, with London boroughs having some of the highest densities of hot food takeaways in England. More deprived areas commonly have a higher density of hot food takeaways than other areas⁹⁴.</p> <p>93 From Evidence into Action: Opportunities to Protect and Improve the Nation’s Health. Public Health England, Oct. 2014. https://www.gov.uk/government/publications/from-evidence-into-action-opportunities-to-protect-and-improve-the-nations-health https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/366852/PHE_Priorities.pdf</p> <p>94 Public Health England (2016) Fast Food Map https://www.noo.org.uk/securefiles/161024_1252/FastFoodmap_FINAL.pdf Fast Food Map. Public Health England, 2016</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/578041/Fast_food_map_2016.pdf
PHV.6.86	E9 Paragraph 6.9.7	... A wide range of health experts recommend restricting the proliferation of hot food takeaways, particularly around schools, in order to help create a healthier food environment. Boroughs wishing to set a locally-determined boundary from schools should justify this using evidence provided by public health leads. Shift and night-time workers also find it particularly difficult to access healthy food due to the limited options available to them at night time.
PHV.6.87	E9 Paragraph 6.9.8	The Healthier Catering Commitment ⁹⁵ is a scheme that helps food businesses in London to provide healthier food to their customers. ... ⁹⁵ http://www.cieh.org/healthier-catering-commitment.html The Healthier Catering Commitment https://www.london.gov.uk/what-we-do/business-and-economy/food/our-projects-food-london/healthier-catering-commitment
PHV.6.88	E9 Paragraph 6.9.9	... In parts of London, small shops and other A Class uses suitable for occupation by SMEs may be in short supply and affordability can be a key concern. Larger developments that include a significant amount of commercial floorspace can contribute to should support the diversity, vitality and vibrancy of town centres by providing a range of unit sizes that include smaller premises. The High Streets for All report found that almost 70 per cent of small businesses consider rent unaffordable^{95A} with average retail rents increasing 4 per cent per annum over the period 2009 to 2016^{95B}. Where there is local

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		evidence of need, such developments should also include Development Plans should require affordable commercial and shop units (secured through planning conditions or planning obligations as appropriate). 95A GLA, High Streets for All (2017) 95B London Town Centre Health Check (2017)
PHV.6.89	E10 B	B The special characteristics of major clusters of visitor attractions and heritage assets and the diversity of cultural infrastructure in all parts of London should be conserved, enhanced and promoted.
PHV.6.90	E10 C	C A sufficient supply and range of serviced accommodation for business visitors should be maintained.
PHV.6.91	E10 CA	CA and T he provision of high-quality convention facilities in town centres and in and around the CAZ should be supported.
PHV.6.92	E10 CB	CB Camping and caravan sites should be supported in appropriate locations.
PHV.6.93	E10 D	D Within the CAZ, strategically important serviced accommodation should be promoted in Opportunity Areas, with smaller-scale provision in the commercial core other parts of the CAZ except wholly residential streets or predominantly residential

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>neighbourhoods (see <u>Policy SD5 Offices, other strategic functions and residential development in the CAZ</u>), and subject to the impact on strategic office space and other strategic functions. Intensification of the provision of serviced accommodation in areas of existing concentration should be resisted, except where this will not compromises local amenity or the balance of local land uses.</p>
PHV.6.94	E10 E	<p>E In outer London and those parts of inner London outside the CAZ, serviced accommodation should be promoted in town centres and within Opportunity Areas Areas (in accordance with the sequential test as set out in <u>Policy SD7 Town centres: development principles and Development Plan Documents</u>) where they are well-connected by public transport, particularly to central London.</p>
PHV.6.95	E10 F	<p>F — The role of apart-hotels and short-term lettings should be supported whilst ensuring that they do not compromise housing provision (see <u>Policy H11 Ensuring the best use of stock</u>). Through development plan policies, boroughs may address impacts on local amenity caused by short-term lettings.</p>
PHV.6.96	E10 G	<p>G To ensure sufficient choice for people who require an accessible bedroom, development proposals for serviced accommodation should provide either:</p> <p>1) 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52^{95C} incorporating either Figure 30^{95D} or 33^{95E} of British Standard</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; OR</p> <p>2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice^{95F}. following requirements:</p> <p>a) one room or five per cent, whichever is the greater, with a wheelchair-accessible shower room for independent use</p> <p>b) a further one room or one per cent, whichever is the greater, with a fixed tracked hoist system or similar system with the same degree of convenience and safety as an en-suite bathroom for assisted use, and a connecting door to an adjoining (standard) bedroom for use by an assistant or companion</p> <p>c) one room or five per cent, whichever is the greater with an en-suite shower room to meet the requirements of ambulant disabled people</p> <p>d) four per cent of bedrooms easily adaptable and large enough for easy adaptation to be wheelchair-accessible (with en-suite) if required in the future, and incorporate all the correct dimensions and sanitary layouts and be structurally capable of having grab-rails installed quickly and easily if required.</p>

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
		<p>95C Figure 52 illustrates an example of an accessible bedroom with en-suite sanitary facilities.</p> <p>95D Figure 30 illustrates requirements for a wheelchair accessible en-suite shower room with corner WC for independent use.</p> <p>95E Figure 33 illustrates requirements for a bathroom for independent use incorporating a corner WC layout.</p> <p>95F 19.2.1.2 of BS8300-2:2018 specifies design and percentage requirements for accessible bedrooms including wheelchair accessible rooms with an en-suite shower room for independent use, rooms with a tracked hoist system and a connecting door to an adjoining (standard) bedroom for use by an assistant or companion, rooms with an en-suite shower room to meet the requirements of people with ambulant mobility impairments, and rooms large enough for easy adaptation to wheelchair accessible bedroom standards that are structurally capable of having grab rails installed quickly and easily.</p>
PHV.6.97	E10 Paragraph 6.10.1	This Plan supports the enhancement and extension of London's attractions particularly to town centres and well-connected parts of outer London, complemented by supporting infrastructure including visitor accommodation, a high-quality public realm, public toilets and measures to promote access by walking, cycling and public transport.
PHV.6.98	E10	Given the importance of tourism to London's economy, London needs to ensure that it is able to meet the accommodation demands of tourists who want to visit the capital. It is

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
	Paragraph 6.10.2	estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, which is an average of 2,230 bedrooms per annum ⁹⁶ . In addition to leisure visitors the needs of business visitors require consideration, including provision of suitable facilities for meetings, conferences and exhibitions in both hotels and purpose-built convention and exhibition centres.
PHV.6.99	E10 Paragraph 6.10.3	Boroughs in the CAZ are encouraged to direct strategically-significant serviced accommodation (defined as more than 20,000 sqm in the CAZ) towards the CAZ Opportunity Areas with smaller-scale provision in other commercial core areas of the CAZ. ...
PHV.6.100	E10 Paragraph 6.10.4	Alternative forms of accommodation such as short-term lets have supplemented the supply of serviced accommodation and provided greater choice for visitors. However, it is important that short-term let provision does not compromise the supply of conventional housing and that the impact such provision can have on traditionally residential areas is addressed. In local Development Plan Documents, boroughs may seek to address issues such as over-concentration and servicing of short-term lets, to protect local amenity. The use of student halls as visitor accommodation during university vacation periods can help meet seasonal fluctuations in demand. The scale and nature of the use will determine whether planning permission is required. It is important that this is in appropriate locations and does not disrupt the daily lives of resident students and their academic calendar.

Post Hearing Version: Change ref no	Policy/para/table/map	Minor / Further / Post session suggested change
PHV.6.101	E11 A	<p>A The Mayor will work with strategic partners to address low pay and gender and ethnicity pay gaps, and as set out in his Skills for Londoners Strategy supported by his Skills for Londoners Taskforce, co-ordinate national, regional and local initiatives to promote inclusive access to training, skills and employment opportunities for all Londoners.</p>
PHV.6.102	E11 B	<p>B Development proposals should seek to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate. Boroughs should ensure these are implemented in ways that:</p> <ul style="list-style-type: none"> (a) enable trainees those people undertaking training to complete their training and apprenticeships; (b) ensure the greatest level of take-up possible by Londoners of the training, apprenticeship and employment opportunities created, and (c) increase the proportion of under-represented groups within the construction industry workforce.