

DRAFT NEW LONDON PLAN – EXAMINATION IN PUBLIC

Statement on Matter M90

Respondent Number	1684
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Retailing

M90. Is the approach to development management set out in policies SD6, SD7, SD8, SD9 and E9BA justified and consistent with national policy and would it be effective in terms of:

a) ensuring that identified needs for all forms of main town centre uses, including bulky goods, are accommodated in appropriate locations in accordance with national policy;

b) requiring large scale commercial development (over 2,500sqm of A Use Class floorspace) to support the provision of small shops and other commercial units (including “affordable units” where there is evidence of local need); and

c) supporting Policy GG4 “delivering the homes Londoners need”?

M90 a) Yes – both the NPPF and the London Plan (SD8 A1 and A2 and para 2.8.1) propose a sequential approach, with edge-of-centre sites, rather than out-of-centre sites, as the fallback if no town centre sites are suitable or available. If out-of-centre retail parks are redeveloped, retail tenants will need to find a more sequentially-preferable location, in accord with national policy and the London Plan.

London Forum **strongly supports** Policy SD7 5a):

“identify sites suitable for higher density mixed-use residential intensification capitalising on the availability of services within walking and cycling distance and current and future public transport provision including, for example:

a) comprehensive redevelopment of low-density supermarket sites, surface car parks, and edge of centre retail/leisure parks”

London Forum **objects** to proposals by other participants at the EiP to delete this policy.

M90 b) Yes London Forum supported the introduction of this policy.

M90 c) Yes – this includes:

- In SD6: mixed-use or housing-led intensification (SD6 A 2), new housing within or on the edges of own centres (SD6 C), housing for smaller households (SD6 D);
- In SD7 (formerly SD8): including on low-density commercial sites, car parks and retail parks for housing intensification (SD7 B 1A); and identifying centres with scope to accommodate new commercial development and higher density housing (SD7 B 4).