

## LAMBETH LOCAL PLAN EXAMINATION OCTOBER/NOVEMBER 2020

### Statement of Common Ground between London Borough of Lambeth and Workspace Management Ltd

#### Matter 4.4 - Key Industrial and Business Areas

##### Context

This is a statement of common ground (SCG) between the London Borough of Lambeth ('**LB Lambeth**') and Workspace Management Ltd ('**Workspace**') to support the examination of the Draft Revised Lambeth Local Plan Proposed Submission Version January 2020 (the '**Draft Plan**').

At the hearing session on Matter 4.4 on 3 November 2020, the Inspector asked LB Lambeth and Rolfe Judd Planning on behalf of Workspace to agree a SCG in relation to draft policy ED3 Key Industrial and Business Areas (KIBAs). This was recorded as action 17 in the Inspector's list of actions arising from the examination hearing ([INSO6c](#)).

##### LB Lambeth's proposed amendments

LB Lambeth held discussions with Rolfe Judd Planning on behalf of Workspace between 16 and 27 November 2020. These discussions focussed on potential amendments to the wording under policy ED3 to allow for more flexibility in the type of workspace permitted within KIBAs within the context of the London Plan definition of industrial uses. LB Lambeth has also had regard to the implications of the recent changes to the Use Classes Order and specifically the introduction of Class E in place of the former B use classes.

Having carefully considered all the views expressed, LB Lambeth propose amendments to the wording of paragraph 6.30 of the Draft Plan as set out in red in Appendix 1 of this SCG. The intention behind this revised wording is as follows:

- To remove reference to obsolete use classes where possible
- To explain the relationship between the Draft London Plan definition of industrial uses (in policy E4 of that Plan) and the new Use Class E. Class E acknowledges the existence of hybrid workspaces and therefore allows for a greater degree of flexibility, comparable to that previously allowed through flexible B1 permissions. However, it is important to make clear that Class E space intended for retail, food and drink and leisure uses will not be supported in KIBAs.
- To make clear that space intended for office use only will not be permitted in KIBAs, given offices are a main town centre use and none of the KIBAs is located in a town centre. Any office-type use in a KIBA would need to be accommodated within genuinely flexible workspace that can also be used for light industrial or research and development uses.

### Workspace's comments

Rolfe Judd Planning (on behalf of the Workspace) welcome the amendments set out within this statement (as proposed by LB Lambeth).

As expressed at the hearing, Workspace operates a number of business centres within the designated KIBAs under a general B1 classification (now amalgamated into Class E). This flexibility is important to their business model and enables them to cater for a wide range of SME business tenants and uses.

Workspace raised objection to the original drafting of Policy ED3 and paragraph 6.30 on the basis that this would restrict the use of any new floorspace developed at their business centres to industrial classifications only. As a consequence, this would harm the provision of new SME floorspace within the Borough and would prevent important investment in the improvement and extension of Workspace's SME Business Centres.

On the basis that the amendments to para 6.30 (set out below) continue to support the provision of new/additional floorspace at Workspace's Business Centres within KIBAs under flexible B1 use (now categorised as Classes E(g)(i) to (iii) within the new Class E) , we can confirm our support for the proposed changes.

**Signatures**

For LB Lambeth

*Rob Bristow*

Rob Bristow  
Director Planning Transport and Development

Date: 27 November 2020

For Workspace

*Jon Roshier*

Jon Roshier  
Director, Rolfe Judd Planning

Date: 27<sup>th</sup> November 2020

## Appendix 1

6.30 Some KIBAs include existing B1a office space, usually in the form of small business units and/or as part of a permission for flexible B1 space. These business units are important to the Lambeth economy and in some cases are protected by an Article 4 direction removing permitted development rights for change of use from B1a office to C3 residential. However, going forward any potential for intensification within KIBAs should be for industrial uses that meet the definition in London Plan policy E4. This could include flexible workspace within Class E, so long as it is not used for retail, food and drink or leisure uses (which will be controlled as appropriate through conditions or planning obligations). Proposals for intensification in KIBAs that affect existing B1a office floor-space should therefore ensure that the uplift in floor-space is provided in the form of space that falls within that the London Plan definition, which could include flexible workspace within Class E as described above. Proposals for additional B1a office floor-space intended for office use only in KIBAs will not generally be permitted in KIBAs because office space is a main town centre use and none of the KIBAs is located in a town centre. Proposals for flexible B1 floor-space, where the intention is to include the option for B1a office space as part of the mix, would not be acceptable in these locations.