

2.1.66 The Eveline Lowe Primary School is just outside the PIL, the upper school being to the north, and the lower school to the west of Marlborough Grove. This road, therefore, lies between the 2 parts of the School. A comprehensive redevelopment of the Trading Estate and adjoining land could provide an opportunity to site the entire School on the eastern side of Marlborough Grove, with more scope for its expansion should that be required in the future. The lower school site could then be allocated for housing. The Council acknowledges the potential benefits of such an approach. No assessment has been made, however, of the scope to intensify development on the upper school site on Rolls Road nor of the amount of land that might be required for the consolidation of the 2 present parts of the School and for expansion into the Trading Estate. In these circumstances, I agree with the Council that it would be premature to designate any part of the Estate for educational use. My main consideration, however, remains the protection of the PIL.

2.1.67 Area f. Quebec Industrial Estate. The **Canada Water Campaign, Harmsworth Quays Printing Ltd** and others between them say that Sites 31P, 32P, 34P and 36P should be designated Preferred Industrial Locations (PIL), as was the case in the First Deposit Draft UDP. As the main purpose of a PIL is the protection of land suitable for industry, warehousing and distribution, I have little doubt that the PIL at Canada Water was rightly designated at the time, but the better accessibility in recent years of this part of the Borough, the greater emphasis on mixed development in line with national policy and the urgent need for housing make the PIL less relevant to current opportunities and needs. In view also of the amount of traffic and the extent of existing and future mainly residential areas hereabouts, significantly more warehousing, distribution and the often disruptive traffic that goes with it, would be unacceptable. For these reasons, the deletion of the PIL is justified.

RECOMMENDATION

2.1.68 I recommend that:

- a) Section 6 of Part 1 of the UDP be modified to include a justification for the identification of the two Strategic PILs and to explain their nature, scale and function in comparison with the local PILs;
- b) a brief description of the two locally important PILs be included after Policy 1.3 in Part 2 including a summary of the justification for them in terms of the assessment of demand and supply for industrial land and against the criteria for site selection set out in paragraphs 6.13-15 of the Mayor’s draft SPG on Industrial Capacity;
- c) Policy 1.3 in Part 2 be modified in accordance with the Southwark Plan 18th July 2005 except that paragraphs 2.025

and 2.026 be omitted and that appropriate “sui-generis” uses be defined; this is subject to clarification of the application of the policy to Class B1 Uses;

- d) The Proposals Map be modified by the deletion of the Strategic PIL notation in the areas between Blue Anchor Lane, the railway and Bombay Street and included in Appendix 4 as Proposals sites 69P and 68P respectively in accordance with Pre-Inquiry Changes 299 and 300, but that no other modification be made to the extent of the PILs shown on the Proposals Map.