

## Appendix 6.1: Policy D.DH7 as amended

### Policy D.DH7: Density

1. Residential development should be consistent with the **density** guidelines set out in the London Plan. ~~Where higher density development is proposed, it must demonstrate~~ **unless it can be demonstrated** that:
  - a. the cumulative impacts ~~of the proposed development have been considered~~ **and do not give rise to any unacceptable impacts** ~~and do not result in over-development or that suitable mitigation measures in relation to design and infrastructure have been identified;~~ and
  - b. the ~~site~~ **proposal** does not compromise the development potential of neighbouring sites **to achieve optimal densities**.

### Explanation

3.76 Many proposed developments in the borough are seeking to exceed the highest density levels **currently** set out in the London Plan's density range. While, in principle, this is allowed as an exception as part of the London Plan's policies, in some parts of the borough, exceptional densities are coming forward in great numbers and concentrated in certain areas, such as South Quay and parts of the City Fringe Central Activities Zone.

~~3.77 Exceptional densities in the borough should not be the norm but should remain as exceptions.~~ In order to manage this, the policy requires that developments in excess of the London Plan density ~~range~~ **guidelines** should consider the cumulative effects from development and should not ~~result in over-development of the site or impact on the development potential of neighbouring sites.~~

3.78 For the purposes of this policy, ~~over-development refers to a quantum~~ **unacceptable impacts are those resulting from a level** of development that is excessive in terms of demand on infrastructure and services, or ~~the impact on local amenity and character that cannot be mitigated.~~ ~~For instance, this may be where a development necessitates a change in the management of existing infrastructure, or where it requires substantial capital investment to address additional demand created by the development.~~

~~3.79 Part b of the policy seeks to optimise the use of land in the wider area and prevent the development of a site from constraining the ability of a neighbouring site to achieve an optimal density. The policy seeks to place an emphasis on development taking place in a coordinated manner with surrounding sites.~~

3.79 Where the London Plan density ~~ranges~~ **guidelines** are exceeded, schemes must be of exemplary design quality and must address the ~~issues~~ **cumulative impacts** that can be associated with high density development, such as noise, disturbance, **highways implications, loss of outlook** and overlooking. In addition, developers should consider the capacity of infrastructure and services to accommodate the development, including potential mitigation measures to **provide additional capacity and** unlock any identified constraints.

3.80 Where residential density guidelines are applied to mixed-use developments, the density figures should be based on the net residential area. Developers are expected to ~~include~~ **reference** in their planning application the relevant London Plan density ~~range~~ **guidance** for their site and the actual net residential density proposed.

3.81 Tall and dense developments are also required to consider the criteria set out in policy D.DH6 ~~and the guidance in the Tall Buildings Study.~~

### **Policy links**

- Policy S.SG2: Delivering sustainable growth in Tower Hamlets
- Policy D.H3: Housing standards and quality
- Policy S.CF1: Supporting community facilities
- Policy D.CF3: New and enhanced community facilities
- Policy S.OWS1: Creating a network of open spaces
- Policy D.ES9: Noise and vibration
- Policy D.TR2: Impacts on the transport network

### **Evidence links**

- Mayor of London Housing Supplementary Planning Guidance (GLA, 2016)