

London Borough of Tower Hamlets

Isle of Dogs Neighbourhood Forum

Suggested policy modifications

Appendix 1b: Policy Track Changes

No Commentary

D1 – DENSITY AND INFRASTRUCTURE

1) To support Sustainable Development and in view of the strain on Infrastructure in the Area and the shortage of publicly owned land, applications to develop hotels, or for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less, shall only be approved after all the Infrastructure needed to sustain the population in the Area generated by the proposed development and all existing and approved developments, has been specifically identified by the relevant planning authority and guaranteed to be put in place. Such Infrastructure should reflect the character, accessibility and Infrastructure of the area, and must be evidence-based which may include reference to relevant public authority regulations and policies. Applications must make it clear how, where and when such Infrastructure will be supplied, whether by the relevant developer or by others. Payment of CIL or other financial contributions by developers without such specific Infrastructure identification and guarantees is insufficient.

2) Subject always to the broad principle in Policy D1(1), to support Sustainable Development such developments shall where feasible include new community facilities incorporated into, or within reasonable walking distance of, the development site. Such facilities – subject to demand anticipated at the time of the application and established by reference to relevant public authority regulations and policies – should in principle include one or more of the following as determined by the relevant planning authority, and be proportionate to the scale of the proposed development:

- a) A secondary school; a primary school; education and training facility or a large nursery D1 use class
- b) Key Sector employee housing C3 use class
- c) A publicly accessible MUGA; sports facility; or a public swimming pool D2 use class
- d) An NHS health facility D1 use class
- e) A police station D1 use class
- f) A fuel station for vehicles Sui Generis use class
- g) A community and cultural centre (minimum 400 square meters) D1/D2 use classes
- h) A Scout or other youth facility D1/D2 use classes
- i) A bridge landing point
- j) A mobile phone base station or other telecoms infrastructure to support mobile data access
- k) A fire brigade station
- l) An ambulance station
- m) Other Infrastructure where agreed to by LBTH and the Forum

3) Delivery of such Infrastructure may be achieved by coordination with other development sites where appropriate, but must be specifically identified by the relevant planning authority and guaranteed to be put in place. The Forum must be included as a consultee on draft conditions and heads of terms for, and as a party to, any s106 agreement.

4) Planning applications for ~~such developments~~ residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less shall specify

how they conform to the GLA's Housing SPG, updated in May 2016 or any successor or replacement guidance, including an explanation of how they are exceptional, and not only that they are of exceptional design.

SD1 – SUSTAINABLE DESIGN

1. To support Sustainable Development in the Area, proposals for developments that have to be dealt with by a development committee of LBTH (excluding call-ins) shall

All major-Major eDevelopments (as defined) should be accompanied by a pre-assessment, demonstrating how the following BREEAM standards (or any future replacement standards) will be met:

- a. ~~All new~~ Non-residential developments and non-self-contained residential accommodation are expected to meet ~~at least~~ **or exceed** BREEAM 'Excellent' rating.
- b. ~~All major~~ Non-residential refurbishment of existing buildings and conversions over 500sqm floor space (gross) are expected to meet ~~at least~~ **or exceed** BREEAM non-domestic refurbishment 'Excellent' rating.
- c. ~~Residential developments should use and comply with the Home Quality Mark, launched in 2015.~~ **Self-contained residential proposals will be strongly encouraged to meet or exceed the Home Quality Mark.** This especially applies to developments exceeding London Plan recommended density limits.
Developments are required to provide evidence demonstrating whether and how they meet the Home Quality Mark.

BBA1 – FIBRE TO THE PREMISES

1. To support Sustainable Development in the Area, ~~W~~where practically feasible, ~~all~~ ~~major~~ Major & Developments (as defined) each new residential development which has to be dealt with by a development committee of LBTH (excluding call-ins) must ~~should~~ provide to each individual home or work space within the development, fibre optic cabling capable of carrying fast broadband, telephone and television signals (known as Fibre To The Premises or FTTP).

ES1 – USE OF EMPTY SITES

1. To support Sustainable Development in the Area, ~~Applications~~ applications for Strategic Development (as defined) should submit, ~~developers shall as part of their planning application and as part of the development applied for submit a proposal, feasibility study and impact assessment for a meanwhile use on their sites (including existing buildings) when they submit their substantive planning applications in case~~ which should be implemented if construction of the substantive planning application is delayed by more than six months after gaining ~~full and final~~ planning consent.

2. Such meanwhile uses should be ~~sites and/or buildings may be used on a temporary basis, for example for one or more of the following purposes, subject to site specific constraints: (in order of priority), subject where appropriate to complex operational interfaces~~

1. Temporary pocket parks
2. Affordable workspace ~~or housing~~
3. Temporary farmers' markets or commercial markets
4. Pop-up retail and/or restaurants
5. Cultural and sporting activities
6. Public art and lighting installations
7. Other purposes agreed with LBTH and after consultation with the Forum.

3. Such sites ~~will be provided~~ should be used for the meanwhile use on the following basis:

- a. They can be recalled for development with reasonable notice in the context of the temporary use to which each has been put.
- b. Any current planning application does not run out as long as the site is in active use by the community subject to a maximum of ~~five~~ three years from the grant of consent.
- c. Any reasonable costs incurred by the developer to make the land available for such community purpose may be in lieu of CIL or S106 contributions, provided that such costs are not part of normal development costs, are net of any Business Rate Relief, and are truly incremental and incurred solely for the temporary community use.

POLICY AQ1 – AIR QUALITY

~~A. 1. Development should not damage the health of the air by increasing emissions of nitrogen dioxide and particulates (PM10 and PM2.5) and is required to meet or exceed the 'air quality neutral' standard. harmful pollutants to it. Such pollutants include: greenhouse gases; those considered by the United Nations to cause adverse impacts to the natural environment; and particles and gases considered by the World Health Organisation (WHO) to be harmful to human health.~~

~~2. Where development is in an area which exceeds the yearly safe limits for nitrogen dioxide, it is required to exceed the 'air quality neutral' standard (i.e. achieve lower emissions than the 'air quality neutral' standard).~~

~~B. Development should comply at least with all minimum EU or UK environmental standards in relation to air pollutants whichever is the more stringent.~~

~~3. C. All development and substantial refurbishment of Level 3 or larger (as described in Appendix G) must carry out an air emissions screening to determine whether a detailed air quality assessment will be required. Until air quality in the Knightsbridge Neighbourhood Area complies with limit values as defined in Directive 2008/50/EC on ambient air quality and cleaner air for Europe, a detailed air quality assessment should be carried out of any development which is likely to increase concentrations of regulated pollutants in the air.~~ Major development (as defined) will be required to provide an air quality assessment, based on best practice, to determine appropriate mitigation measures.

~~D. Given the severity of local air quality conditions, sustainable development can be achieved only by support for development that will operate without adding to emissions and be constructed or demolished according to a plan which minimises air pollution.~~

~~E. Development and substantial refurbishment of Level 3 and larger must be designed to minimise harmful emissions to air. In particular:~~

- ~~a. Such development must demonstrate that it is 'air quality positive' (i.e. better than existing or the existing benchmark) and must contribute to the reduction of concentrations of regulated air pollutants below WHO guidelines in the Knightsbridge Neighbourhood Area by 2020 and thereafter. All development should be less polluting than existing development that it will replace.~~
- ~~b. Development in the locality which would worsen an existing breach of a limit value or cause a breach is inconsistent with the law and with sustainable development.~~
- ~~c. Where limit values are not exceeded in the locality, developments must try to maintain lawful levels and not cause or contribute to worsening air quality.~~

~~F. New development and substantial refurbishment of existing buildings (Level 3 and larger) must demonstrate that it is designed to ensure that indoor air quality complies with the latest WHO guidelines for short and long term air quality including particulate matter (PM2.5 and PM10), nitrogen dioxide (NO2), carbon monoxide~~

~~(CO), formaldehyde and volatile organic compounds (VOCs). Carbon dioxide (CO₂) concentrations in indoor air should also be considered.~~

G. Air intake points, **for internal ventilation systems**, should be located away from existing and potential pollution sources e.g. busy roads and combustion flues. All flues should terminate above the roof height of the tallest part of the development in order to ensure the maximum dispersal of pollutants.

~~H. Proposals for restaurants and cafés (Class A3), drinking establishments (Class A4) or hot food takeaways (Class A5) to place tables and chairs on the pavement should only be permitted if the WHO's guideline for hourly mean exposure to NO₂ is unlikely to be exceeded in ambient air at that location.~~

POLICY CIL2 – LONG TERM COMMUNITY FINANCING

As long term community financing is an LBTH neighbourhood CIL priority, and to support Sustainable Development in the Area, a fixed percentage of the Neighbourhood Pot will be invested to generate a financial return that can be used as ongoing grants to support local community organisations in the Area. The fixed percentage will initially be determined by the Forum following community consultation and in consultation with LBTH, and subsequently both the percentage and the grant awarding process will be ratified at the Forum's Annual General Meetings. ~~be determined by LBTH following community consultation including with the Forum.~~

POLICY CIL 3 CIL TO PROJECT MANAGE INFRASTRUCTURE PROJECTS

To support Sustainable Development in the Area, CIL generated in the Area may be used to develop the Long Plan that is intended to enhance and replace this Plan in order to address the detailed demands that development places on the Area.

This CIL (up to 15% of the total CIL generated in the Area) may also be used to pay for the management and delivery of projects in the Area identified by the GLA, TfL ~~and/or LBTH and/or the Forum~~ following community consultation including with the Forum to address the demands that development places on the Area. CIL may be spent on or invested in the following (although where appropriate other sources of funds should also be used including New Homes Bonus), which may include but not be limited to:

1. Project managers to deliver projects in the Isle of Dogs and South Poplar OAPF area
2. 3D models
3. Water management strategy (Thames Water)
4. Air quality monitoring
5. Waste and recycling management strategy, including analysis on an Envac solution (the Swedish underground vacuum tube extraction system)
6. Transport, freight delivery and last mile delivery strategy
7. Public realm strategy
8. Communications and connectivity
9. Security and policing
10. Stock conditions survey of Estates
11. Options appraisal of Estate
12. Advice and support to residents in Estate regeneration
13. Construction management
14. Any other project-related spend that supports planning for the growth of the Area.

These meet the requirements to support the Sustainable Development of the Area. Spend on or investment in projects can only ~~be by agreement between LBTH and the Forum and should~~ take place after appropriate consultation with the community, including with the Forum, has taken place on the scope of the project.