

Appendix

Isle of Dogs Neighbourhood Plan Amended Text

Following Meeting between LBTH and the Forum, 06/03

Original policy text is in standard black font.

Amendments agreed between LBTH and the Forum are in **bold black text** (for additions) or ~~**bold black text**~~ (for deletions).

Remaining LBTH proposals that have not been agreed by the Forum are in **bold red text** (for additions) or ~~**bold red text**~~ (for deletions).

Policy D1 – Infrastructure Impact Assessment

4.4.2.1 To support Sustainable Development and in view of the strain on Infrastructure in the Area and the shortage of publicly owned land, applicants for ~~**Major and Strategic developments within the Area**~~ **residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less** are required to complete and submit an Infrastructure Impact Assessment as part of the planning application.

[new clause] **Applicants are encouraged to engage at an early stage on the potential infrastructure impacts of the proposals, to better identify negative impacts and potential mitigation.**

4.4.2.2 Where the Infrastructure Impact Assessment indicates that there is sufficient **planned and delivered** Infrastructure capacity to support proposed densities ~~(including the impact of cumulative development)~~, **the proposal it** will be supported.

4.4.2.3 Where the Infrastructure Impact Assessment indicates that there is insufficient **planned and delivered** infrastructure capacity to support proposed densities ~~(including the impact of cumulative development)~~, then potential improvements to Infrastructure capacity should be assessed and proposed, **taking into regard the CIL contribution that the development will make, and the requirement for planning obligations to be necessary, directly relevant, and reasonably related in scale and kind to the development as benefits offered to LBTH as part of the proposed development and/or as contributions towards local Infrastructure, proportionate to the scale of the development.**

4.4.2.4 If the proposed development is contingent on the provision of new **or enhanced** Infrastructure (including, without limitation, public transport services), the development should be phased accordingly.

4.4.2.5 Infrastructure impacts will be considered unacceptable where they result in negative impacts that cannot be adequately mitigated **through CIL contributions and/or planning obligations.**

Policy D2 – High Density Developments

4.4.5.1 Planning applications for residential developments exceeding 1,100 habitable rooms per hectare in locations with a PTAL of 5 or less shall specify how they conform to **paragraphs 1.3.51 and 1.3.52** of the GLA's Housing SPG, and not only that they are of a high design quality. Applications that do not adequately demonstrate this will be considered unacceptable.

Policy ES1 – Use of Empty Sites

- 4.5.2.1 To support Sustainable Development in the Area and the productive use of available land:
- 4.5.2.1.1 Applications for Strategic Development should submit, ~~as part of their planning application,~~ a feasibility study ~~and impact assessment~~ for one or more potential Meanwhile Uses on their sites (including for existing buildings) which ~~could should~~ be implemented – whether by the applicant or by third parties – if the development is not begun in accordance with the substantive planning application for more than ~~twelve six~~ months after gaining final planning consent.
- [new clause] **An obligation will be made part of any Section 106 agreement on Strategic Developments within the Area, stating that the length of planning permission will be extended to five years if the developer takes reasonable endeavours to make the site available for a meanwhile use within twelve months of the substantive planning application gaining consent. If such reasonable endeavours are not made, the permission will remain at three years.**
- [new clause] **If a proposed meanwhile use requires planning permission, this will be the subject of a separate planning permission.**
- 4.5.2.1.2 ~~Where no demolition of existing buildings is included in the planning application for Strategic Development, the said potential Meanwhile Uses for the site shall be included in the relevant Construction Management Plan to be implemented – whether by the applicant or by third parties – if the development is not begun in accordance with the substantive planning application for more than six months after gaining final planning consent.~~
- 4.5.2.1.3 ~~Where demolition of existing buildings is included in the planning application for Strategic Development, the said potential Meanwhile Uses for the site (including for existing buildings) shall be included in the relevant Construction Management Plan, and~~
- 4.5.2.1.3.1 ~~If such demolition is not commenced within six months after gaining final planning consent, the Construction Management Plan shall provide for how the Meanwhile Uses (including for existing buildings) should be implemented, whether by the applicant or by third parties; or~~
- 4.5.2.1.3.2 ~~If such demolition is commenced within six months after gaining final planning consent, the Construction Management Plan shall provide for how the demolition may only take place in such a way as to enable the Meanwhile Uses to be implemented – whether by the applicant or by third parties – if the further build-out of the development is not begun in accordance with the substantive planning application for more than six months after such demolition has taken place.~~
- 4.5.2.2 Such Meanwhile Uses should be for one or more of the following purposes, subject to site specific constraints **(in order of priority):**
- 4.5.2.2.1 Temporary pocket parks
- 4.5.2.2.2 Affordable workspace ~~or housing~~
- 4.5.2.2.3 Temporary farmers’ markets or commercial markets
- 4.5.2.2.4 Pop-up retail and/or restaurants
- 4.5.2.2.5 Cultural and sporting activities
- 4.5.2.2.6 Public art and lighting installations
- 4.5.2.2.7 Other purposes agreed with LBTH
- 4.5.2.3 Such sites should be used for Meanwhile Use on the following basis:

- 4.5.2.3.1 They can be recalled by the developer to build out the development in accordance with the substantive planning application, on reasonable notice in the context of the Meanwhile Use to which each site has been put.
- 4.5.2.3.2 ~~Any current planning consent does not expire as long as the site is being used for an agreed Meanwhile Use, subject to a maximum of five years from the grant of final planning consent.~~

Policy AQ1 – Air Quality

- 4.8.2.1 Development should not damage the health of the air by increasing emissions of 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. Any proposal that results in a significant increase in air pollution will only be justified in exceptional circumstances.
- 4.8.2.2 Development should comply at least with all minimum EU or UK environmental requirements in relation to air pollutants ~~whichever is the more stringent~~.
- 4.8.2.3 All development must aim to be at least 'air quality neutral' and not cause or contribute to worsening air quality. On Major and Strategic Developments this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.
- 4.8.2.4 Major and Strategic Developments must demonstrate that they are designed to ensure that indoor air quality complies with the latest **EU or UK 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~~. Compliance with such standards is also encouraged on substantial refurbishment schemes.
- 4.8.2.5 Air intake points servicing internal air handling systems (including air filtration systems and heating and cooling systems) should be located away from existing and potential pollution sources e.g. busy roads and combustion flues. All flues **used to release harmful emissions** should terminate **at a height which allows for above the roof height of the tallest part of the development in order to ensure** the maximum dispersal of pollutants **so as not to affect human health**.

Policy RB1 – Resident Ballot Requirement

4.10.3 To support Sustainable Development in the Area by ensuring positive engagement of the directly affected community and to maximise the delivery of affordable housing through maximising the funds available, any landlord or developer pursuing an Estate regeneration project which involves the demolition of social homes in the Area must apply for GLA **capital Estate regeneration** funding and, if successful, must comply with the GLA's funding requirements, including without limitation the GLA's Resident Ballot Requirement funding Condition.

[new clause] **Where the GLA funding is not granted, estate regeneration projects that include the demolition of social homes will still be encouraged to hold a ballot of affected residents along the guidelines provided by the GLA for such ballots.**