

Examination - London Legacy Development Corporation Local Plan 2015 to 2031

Inspector's Matters, Issues and Questions

Matter 4: Built and Natural Environment

Issue: Whether the Local Plan, in particular section 6, is likely to achieve a high quality environment integrating green spaces and waterways with built form, respecting heritage assets and promoting new development which achieves high standards of design and architecture.

Questions:

1. Do Objective 3 and Policy SP3 set out the strategy for achieving a high quality built and natural environment appropriately, taking account of the proposed amendments in LD/26?
2. Does Policy BN1 set clear criteria for development proposals, whilst not being too restrictive? If not, what specific changes are sought and how are these justified?
3. Should Policy BN2 be strengthened to state that the waterspace and land alongside should be prioritised for passenger and freight transport? And/or should the following changes be made:
 - "requiring" rather than "expecting" development proposals to meet the criteria;
 - giving more positive support for public access;
 - giving a target for freight transport for major developments; and
 - maintaining and enhancing biodiversity, rather than "improving ecological potential"?
4. Should there be clarification that biodiversity enhancement measures should not encroach on navigation and waterway functions?
5. Should Policy BN4 refer to the provision of private amenity space and, if so, what exactly should be sought?
6. Should Policy BN5 include a minimum target for delivery of 10% wheelchair accessible units in line with Policy 3.8 of the FALP?
7. The Natural Environment Background Paper [TBP/05] explains how the boundaries for Metropolitan Open Land in the plan area have been defined. Do they accord with the London Plan and Host Boroughs' Local Plans?
8. Should the Local Plan be more positive about provision of local open space, giving quantitative targets for provision in all new development and qualitative standards? Should Figure 15 be amended to show the extent and character of open space rather than green dots?

9. Should the Local Plan include more information to emphasise that the Lee Valley Regional Park Authority's Park Development Framework provides the strategy for development and management of many local open spaces? Or with the amendments proposed in LD/26, Page 6, is the Local Plan sound?
10. Are the Key Views shown on Figure 17 all justified by credible evidence, having regard for TBP/01 and the computer-generated image on Page 12 of the Local Plan?
11. Is Policy BN10 with the minor amendments put forward in LD/26 justified and in general conformity with the London Plan's Policy 7.7? Does it strike an appropriate balance between encouraging tall buildings in appropriate locations which can provide for much-needed new development at a high density, and protecting the character, appearance and amenity of the area?
12. Should Policy BN11 take a stronger line eg. requiring development proposals to be "air quality neutral"? If so, how exactly would this be secured? Should the policy specify the sources of noise which it seeks to reduce (eg. from the night-time economy)?
13. Should Policy BN13 state more about processes of remediation and the storage of hazardous substances? If so, what exactly?

Jill Kingaby (Inspector)

Potential Participants [35]:

Respondent Reference Number	Respondent Name and Organisation
REP.LP.008	Hannah Clifton, London Borough of Newham
REP.LP.015	Manoranjitham Saravanamuthu
REP.LP.023	Michael Holloway, Daniel Watney on behalf of Roypark (1988) Ltd and Newstates Ltd
REP.LP.024	Warren Lubin
REP.LP.027	Lucy Rogers/Tom Ridge, East End Waterway Group
REP.LP.029	GL Hearn on behalf of Danescroft Land Limited
REP.LP.033	Steffan Rees, Quod on behalf of QDD Athletes Village UK Limited
REP.LP.034	Victoria Bullock, Barton Wilmore on behalf of Bashir
REP.LP.035	Victoria Bullock, Barton Wilmore on behalf of Gallagher
REP.LP.036	Owen Whalley, LB Tower Hamlets
REP.LP.039	Steffan Rees, Quod on behalf of SCBD Limited
REP.LP.041	Gill Wildman, Plot London
REP.LP.046	Osita Madu
REP.LP.049	Ulrike Steven, What if:projects Ltd
REP.LP.053	DP9
REP.LP.056	Richard Brown
REP.LP.057	Diana Thomson, Savills
REP.LP.058	Austin Mackie on behalf of British Telecom
REP.LP.066	Tim Gaskell, CMA
REP.LP.067	Francis Basset, Newham Friends of Earth
REP.LP.072	Montagu Evans on behalf of Constable Homes Limited.
REP.LP.073	Canal and River Trust
REP.LP.074	Karen Tang on behalf of Acme Studios
REP.LP.077	Tobias Hug on behalf of the HWFI Development Community Group (list submitted separately) Katie Schöffmann
REP.LP.078	GL Hearn on behalf of Vastint UK
REP.LP.079	GVA on behalf of Workspace Group Limited
REP.LP.081	English Heritage
REP.LP.085	East End Preservation Society
REP.LP.087	Joseph Alexander
REP.LP.088	Secondary Modern Community Association
REP.LP.089	GLA
REP.LP.090	Thames 21
REP.LP.091	London Tenants Federation
REP.LP.096	Just Space
REP.LP.121	Rev. David Richards