

Matter 4: Built and Natural Environment - Legacy Corporation response to further changes suggested by Bilfinger GVA on behalf of Workspace to Policy BN.10

This note responds to the suggested changes discussed at Matter 4 for Policy BN.10 Proposals for Tall Buildings. It sets out the Legacy Corporations proposed changes to the policy and responds to the changes suggested by Bilfinger GVA on behalf of Workspace (REP.LP.079).

The proposed changes include a reference to “generally expected height” within the second to last sentence and incorporate the text from the final sentence of paragraph 6.33 at the end of the policy to provide clarity and insert specific cross reference in the cross-reference box at the end of the policy) to the places within the sub area sections which identify the heights at which an assessment against Criteria 1-13 would apply.

Legacy Corporations Proposed further Changes

<p>Policy BN.10: Proposals for tall buildings</p> <p>Proposals for tall buildings will be considered acceptable where they:</p> <ol style="list-style-type: none">1. Exhibit outstanding architecture and incorporate high-quality materials, finishes and details2. Respect the scale and grain of their context3. Relate well to street widths and make a positive contribution to the streetscape4. Generate an active street frontage5. Provide accessible public space within their curtilage6. Incorporate sufficient communal space7. Contribute to defining public routes and spaces8. Promote legibility9. Create new or enhance existing views, vistas and sightlines10. Preserve or enhance heritage assets and the views to/from these, and contribute positively to the setting of heritage assets, including conservation areas. Proposals for tall buildings that are likely to have a significant adverse impact on one or more of the following will be refused:11. Micro-climatic conditions (specifically down-draughts and lateral winds over public spaces)12. Impacts to the surrounding area (including open spaces and other buildings and waterways) that relate to:<ul style="list-style-type: none">• Overlooking• Daylight• Overshadowing• Light spill/reflection• Wider amenity13. Existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors (in accordance with the policy on Protecting Key Views). <p>Tall buildings should be located within the Centre boundaries outlined within this Local Plan.</p>

In order of hierarchy, these are:

- Stratford Metropolitan Centre (parts within the Legacy Corporation Area)
- Bromley-by-Bow District Centre
- Hackney Wick Neighbourhood Centre
- Pudding Mill Local Centre
- East Village Local Centre

Tall buildings are defined by the Legacy Corporation as those that are higher than a Sub Area's prevailing or generally expected height as set out in this plan.

Proposals for tall buildings outside the Centre boundaries will be assessed against Criteria 1–13 of Policy BN.10.

**Cross-reference to policies: BN.1; BN.4; BN.9; BN.16 Sub Area Polices: 1.2; 1.4; 3.1; 4.4
London Plan policy: 7.7**

Prevailing or generally expected heights for each sub area are defined within Policy 1.6 (page x); Table 8 (page x); Policy 3.1 (page x); Paragraph 12.5 (page x); and Table 8a (page x).

Note: the changes from Documents LD/26 are included within the above text but not highlighted.

Changes proposed by Bilfinger GVA on Behalf of Workspace

The following changes to the last parts of the policy were suggested by Bilfinger GVA:

Tall buildings **will normally be supported within the defined centres** outlined within this Local Plan. In order of hierarchy, these are:

- Stratford Town Centre
- Bromley by Bow District Centre
- Hackney Wick District Centre
- Pudding Mill Local Centre
- East Village Local Centre

Tall buildings are defined by the Legacy Corporation as those that are **substantially** higher than a Sub Area's prevailing **or generally expected** height.

Given that the wider area falls within a Mayoral Opportunity Area, tall building proposals are anticipated to be brought forward outside of the defined centres. In such cases, proposals will be assessed against criteria 1-13 above.

Reasons for not incorporating GVA's proposed wording:

CHANGE 1: Tall buildings ~~should be located~~ will normally be supported within the Centre boundaries ~~defined centres~~ outlined within this Local plan.

REASON: The proposed wording is considered to be imprecise, particularly by the inclusion of 'normally'. The inclusion of the additional wording at the end of the policy is considered to provide sufficient precision about how the policy will be applied outside of the centres. Where centres at Pudding Mill and Bromley-by-Bow are not defined on the Policies Map (Proposals Map), it is considered that there is sufficient existing context through current built form or existing extant planning permissions to allow height to be assessed in accordance with the policy without adding "defined".

CHANGE 2: Tall buildings are defined by the Legacy Corporation as those that are substantially higher than a Sub Area's prevailing or generally expected height ~~as set out in this plan.~~

REASON: The inclusion of "substantially" is considered to be imprecise. It's inclusion would make it extremely difficult to define the point of height at which the policy criteria 1-13 would be applied. The Legacy Corporation defines tall buildings as those that are higher than a Sub Area's prevailing height, rather than 'substantially' higher. The Legacy Corporation acknowledges the London Plan definition of Tall Buildings in paragraph 6.33, that being "those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor". The London Plan therefore defines tall buildings as those that cause a significant change to the skyline. The Legacy Corporation considers the prevailing heights set out in the plan to denote the level at which a significant change to the skyline would arise, and therefore BN.10 is in accordance with this definition.

CHANGE 3: Given that the wider area falls within a Mayoral Opportunity Area, tall building proposals are anticipated to be brought forward outside of the defined centres. In such cases, proposals will be assessed against criteria 1-13 above.

REASON: It is considered that the policy as drafted is explicit that tall building proposals outside of the centres will be assessed against Criteria 1-13 and that the sub area sections identify that appropriate height above which the policy requires that assessment to take place. The policy as drafted (and amended) is considered to provide a robust approach to ensuring that taller buildings do not compromise the existing or developing characters of their surroundings. This is reinforced by the inclusion of Paragraph 6.33 within Policy BN.10.