

## Section 6 - Creating a high quality natural and built environment

Change Reference Number	Policy, Paragraph	Type of change	Proposed change
C142	Paragraph 6.1	Minor	Paragraph 6.1 The unique interplay of green spaces, waterways and the built environment shape and unify the diverse places that make up the Legacy Corporation area. Many local places have undergone great change in recent years, with <u>areas of mainly</u> industrial land and buildings being replaced by <del>Westfield Stratford City and</del> the Queen Elizabeth Olympic Park, <u>Stratford City and other large scale mixed use development</u> . This has delivered huge benefits to the area and east London more widely, creating new high-quality environments while reviving and adding to the strategic network of green infrastructure.
C143	Paragraph 6.2	Minor	Paragraph 6.2 Paramount to the Legacy Corporation's vision is planning for sustainable places and communities. To achieve this, the focus of change is shifting towards the places surrounding Queen Elizabeth Olympic Park. As the urban structure of these places evolves, the Local Plan will ensure that change to their form utilises the assets of the <u>Park area</u> to deliver sustainable development of the highest quality. Development will integrate local features of environmental and heritage value and create distinctive environments in which people can live, work and play. Convergence is at the heart of this agenda.
	Objective 3	No change	Objective 3 No change to objective proposed
	Policy SP.3: Integrating the natural and built environment	No change	Policy SP.3: Integrating the natural and built environment  No change to policy proposed
	Paragraph 6.3	No change	Remains as Paragraph 6.3
	Paragraph 6.4	No change	Remains as Paragraph 6.4
	Paragraph 6.5	No change	Remains as Paragraph 6.5
C144	Policy BN.1: Responding to place	Minor	Policy BN.1: Responding to place Proposals <u>for development</u> will be considered acceptable where they respond to place in accordance with the principles outlined below:

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			<p>1. Landscape and water: <del>relate well to</del> <u>respect and enhance</u> the local area's defining natural and man-made landscape features, in particular the linear form of waterways and parklands</p> <p>4. Connectivity: ensure that new and existing places link to route networks and facilitate movement along direct, permeable, safe and legible pedestrian and cycle routes, <u>and connect habitats to provide wildlife corridors</u>. Routes should cater for the requirements of all users. Opportunities to connect areas to strategic road, rail, bus and cycle networks must be utilised</p> <p>7. Amenity and wellbeing: minimise impact within proposed and upon existing development, by preventing overshadowing, <u>mitigating noise and air pollution</u> and an unacceptable provision/loss of sunlight, daylight or privacy.</p>
	Paragraph 6.6	No change	Remains as Paragraph 6.6
	Paragraph 6.7	No change	Remains as Paragraph 6.7
	Paragraph 6.8	No change	Remains as Paragraph 6.8
	Paragraph 6.9	No change	Remains as Paragraph 6.9
C145	Paragraph 6.10	Minor	Paragraph 6.10 Change reference to LLDC Design Quality Policy to the 2018 version.
	Policy BN.2: Creating distinctive waterway environments	No change	Policy BN.2: Creating distinctive waterway environments No change to policy proposed.
	Paragraph 6.11	No change	Remains as Paragraph 6.11
	Paragraph 6.12	No change	Remains as Paragraph 6.12
C146	Paragraph 6.13	Minor	Paragraph 6.13 When developing proposals for specific locations, reference should be made to the guidance published by the Environment Agency, the Canal and River Trust and the Lee Valley Regional Park Authority, as well as to relevant Biodiversity Action Plans (BAPs) and the opportunities set out

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			<p>in the Olympic Legacy Waterways Framework. <u>The most recent version of the Town and Country Planning Associations Policy Advice Note: Inland Waterways (2009) should also be referred to.</u> These outline suitable locations for various functions and locally specific ambitions for these environments. In support of the aims of the Thames River Basin Management Plan (TRBMP) and Water Framework Directive, all developments along the waterways will need to integrate Sustainable Drainage Systems (SuDS), including the use of oil and petrol interceptors, effective setbacks from watercourses, the naturalisation of the banks and other measures that will improve the management of surface water run-off. <u>Where works are proposed within 8 metres of a main river, a separate formal consent will be required from the Environment Agency.</u> In order to achieve locally distinctive environments while optimising their functionality, proposals will need to integrate local heritage features and environmental assets, helping create unique and sustainable environments for local communities, visitors and wildlife alike.</p>
C147	Policy BN.3: Maximising biodiversity	Minor	<p>Policy BN.3: Maximising biodiversity  The Legacy Corporation will work with its partners to ensure that biodiversity is protected and enhanced and new habitats are created <del>ensure the protection and enhancement of biodiversity</del>, within open space, parks and built-up neighbourhoods. Development proposals will be required to:</p> <ol style="list-style-type: none"> <li>1. Maximise opportunities to protect and enhance biodiversity</li> <li>2. Provide a net gain in the extent of <u>good quality habitat suitable for species to thrive</u></li> <li>3. Integrate habitat <u>into the existing network</u> and other measures that will support biodiversity <u>across the built environment and open spaces</u></li> <li>4. Ensure measures are taken to conserve, and promote and <u>designate</u> Sites of Importance for Nature Conservation where relevant ...</li> <li>8. Ensure major <u>planning</u> applications are accompanied by a Biodiversity Statement</li> </ol>

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			<u>facilitating a net gain in biodiversity through any proposals.</u>
	Paragraph 6.14	No change	Remains as Paragraph 6.14
C148	Paragraph 6.15	Minor	<p>Paragraph 6.15</p> <p>Policy will be important to protect and maximise biodiversity, extending the amount of habitat suitable for species to thrive. In built-up areas, where there is less opportunity to introduce large areas of open space, it will be necessary to maximise green infrastructure by channelling it through built structures, streets and open spaces, joining up wildlife corridors and utilising urban greening initiatives such as green roofs, green walls, nest boxes and rain gardens. <u>The urban greening should be planned to promote connectivity through the urban landscape, facilitating species movement. Applications for major development schemes will be expected to provide the appropriate, high-quality and well maintained urban greening, as a fundamental element of site and building design meeting the Urban Greening Factor target score as set in the Draft New London Plan Policy G5 Urban Greening.</u> Proposals for development will <u>also</u> be expected to complement existing ecological networks taking into account the priority species, habitats and targets within the relevant Biodiversity Action Plans (BAPs).</p>
C149	Policy BN.4: Designing residential schemes	Major	<p><b><u>Policy BN.4: Designing development residential schemes</u></b></p> <p><u>All residential development (including residential development within mixed-use development) should achieve the highest possible standards and quality in both design, construction and use. To achieve this:</u></p> <p><u>All residential development will be required as a minimum to meet the Nationally Described Space Standards – Technical Requirements; and</u></p> <p><u>All mixed-use and residential development should take account of the best practice</u></p>

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			<p><u>guidance in the Legacy Corporation Design Quality Policy; Proposals will be considered acceptable where residential elements meet the ‘Baseline’ Quality and Design Standards outlined within Annex 1 of the Mayor of London’s Housing Supplementary Planning Guidance (November 2012) (“Annex 1 Baseline Standards”)</u>, including any future revisions or superseding guidance save that the following elements of Annex 1 Baseline Standards shall not apply:</p> <ol style="list-style-type: none"> <li>1. <del>To any elements of the Annex 1 Baseline Standards that are addressed by the Nationally Described Space Standards – Technical Requirements unless they are equivalent.</del></li> <li>2. <del>Any elements of the Annex 1 Baseline Standards that are addressed by other policies in this Plan.</del></li> </ol> <p>Proposals for <u>incorporating</u> residential development <u>must also demonstrate that a high standard of liveability will be achieved by:</u></p> <ol style="list-style-type: none"> <li>3. <u>Contributing</u> towards the creation of distinctive, integrated, legible, connected and sustainable places;</li> <li>4. <u>Exhibiting</u> the principles of good design, by incorporating high-quality landscape and architectural design, including high-quality materials <u>(that age well over-time)</u>, finishes and details;</li> <li>5. <u>Minimising adverse impacts</u> upon existing surrounding development and not <u>resulting</u> in an unacceptable loss of privacy or an <u>unreasonable unacceptable</u> degree of overlooking towards habitable rooms and private amenity spaces within or around existing development;</li> <li>6. <u>Demonstrating</u> that the scheme will receive <u>acceptable adequate</u> levels of daylight and sunlight, and that existing surrounding development will not experience an unacceptable loss of sunlight and daylight in accordance with Site Layout Planning for Daylight and Sunlight (Building Research Establishment, 2011), including any future revisions or superseding guidance; and</li> </ol>

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			<p>7. <u>Ensureing</u> surrounding open spaces receive adequate levels of daylight and sunlight.</p> <p><u>In meeting the above, all mixed use and residential developments should:</u></p> <p>8. <u>Respect the scale and grain of their context</u></p> <p>9. <u>Relate well to street widths and make a positive contribution to the streetscape</u></p> <p>10. <u>generate an active street frontage</u></p> <p>11. <u>Incorporate sufficient, well designed and appropriately located communal and private amenity space</u></p> <p>12. <u>Contribute to defining any existing or identified new public routes and spaces;</u></p> <p>13. <u>Promote legibility of the site; and</u></p> <p>14. <u>Where relevant, preserve or enhance heritage assets and the views to/from these, and contribute positively to the setting of heritage assets, including conservation areas.</u></p> <p><u>Development not incorporating residential use should also take account of the Legacy Corporation Design Quality Policy and meet the relevant principles in this policy (3-14 above) to demonstrate that it achieves an acceptably high quality and contributes positively to its context.</u></p> <p><u>Alterations and extensions to non-residential buildings should respect the scale, proportions and materials used in the existing building. All Major development schemes should demonstrate an acceptably high quality, through independent design review undertaken by a panel appointed by the Local Planning Authority.</u></p>
C150	Paragraph 6.16	Minor	<p>Paragraph 6.16</p> <p>It is imperative that <del>residential</del> development within the Legacy Corporation area provides a liveable environment for its occupants <u>and users,</u> and <del>exhibitsing</del> the principles of good design that are set out within government-endorsed publications such as the 'Urban Design Compendium' (HCA, 2000) and 'By Design' (DETR, 2000). <u>The Legacy Corporation area continues to develop with a significant number of entirely new areas, and other locations that are</u></p>

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			<u>changing within the context of their existing and historic character. Against this background, it is important that the design of new development contributes to making these places successful, achieves high standards of amenity and supports and enhances a sense of community and neighbourliness.</u>
C151	Paragraph 6.17	Minor	Paragraph 6.17 In order to ensure this, relevant London Plan Supplementary Planning Guidance will be applied in assessing proposals for residential development. The London Plan forms part of the adopted Development Plan for the Legacy Corporation area and the Mayor is clear that development within it must achieve exemplary design and sustainability standards. <u>The Legacy Corporation also publishes a Design Quality Policy. This sets out best practice guidance which is primarily aimed at achieving the best possible design outcome in its own development schemes, underlining its commitment to achieving the highest quality of design. The guidance within the Design Quality Policy also provides a helpful benchmark for other new development in the Legacy Corporation area and is a useful reference point for applicants in demonstrating that a proposed scheme's quality meets the expected standards.</u>
	Paragraph 6.18	No change	Remains as Paragraph 6.18
C152	Paragraph 6.19	Minor	Paragraph 6.19 <u>It is expected that applications for residential development show how the Nationally Described Space Standards – Technical Requirements required by the policy have been met. Reference to the relevant elements of the Legacy Corporation's Design Quality Policy may also help to demonstrate that new residential development reaches the highest achievable design quality and liveability. The current version of the Design Quality Policy can be downloaded from the Legacy Corporation website. The evidence required as part of a planning</u>

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			<p><u>application to demonstrate how a proposal meets the requirements in this policy will be proportionate to the size of the development proposal and its potential impacts, with applications for minor development relying on an assessment of the application detail.</u></p> <p><del>The Baseline Standards are those endorsed by the Mayor as addressing issues of particular strategic concern and set the baseline for quality and design that new homes should meet. The extent to which proposed developments depart from this baseline will be taken into account when making planning decisions. Proposals for development that depart significantly, either in terms of failure to meet a number of baseline standards, or where failure to meet particular baseline standards has a negative material effect on the proposed scheme or surrounding development, are unlikely to be acceptable.</del></p>
C153	New Paragraph	Minor	<p><b>Paragraph 6.20</b></p> <p><u>Design review will be an important element of demonstrating that Major schemes successfully exhibits acceptable design. Design review is also encouraged for other schemes that are likely to have a significant impact on their surroundings to help provide evidence of the appropriateness of the proposed design. Detailed discussion of scheme design at the pre-application stage is strongly encouraged along with use of formal review by the Legacy Corporation Quality Review Panel. Information on the Legacy Corporations Quality Review Panel, who would usually undertake the formal design review function, can be found at paragraph 14.4 of the Plan.</u></p>
C154	New para	Minor	<p><b>Paragraph 6.21</b></p> <p><u>The successful integration of business and commercial floorspace into mixed use development will be an important factor in ensuring mixed use schemes are acceptable. Guidance is provided in particular in the Hackney Wick and Fish Island SPD (March 2018) and the LLDC Employment Space Study (2015).</u></p>



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C155	Policy BN.5: Requiring inclusive design	Minor	<b>Becomes Policy BN.6: Requiring inclusive design</b>  “ <del>The relevant elements of the Mayor of London’s Housing Supplementary Planning Guidance (November 2012)(“Annex 1 Baseline Standards”), will only be applied where they are equivalent to the Optional Requirements in Part M of the Building Regulations (as applied by this policy).</del> ”
	Paragraph 6.20	No change	<b>Becomes Paragraph 6.29</b>
C156	Paragraph 6.21	Minor	<b>Becomes Paragraph 6.30</b> <u>To ensure that the design of buildings and their surroundings ensure they are accessible to all it will be important to take into account the needs of those with sensory or cognitive impairments.</u>
	Policy BN.6: Protecting Metropolitan Open Land	No change	<b>Becomes Policy BN.7: Protecting Metropolitan Open Land</b>  No changes to policy proposed
	Paragraph 6.22	No change	<b>Becomes Paragraph 6.32</b>
	Paragraph 6.23	Reference update	<b>Becomes Paragraph 6.33</b> <u>The draft New London Plan Policy 7.17 G3 defines MOL and provides MOL with the same status and protection as Green Belt, supporting its current extent and extension in appropriate circumstances. MOL provides the same level and type of protection to coherent areas of open land within London as is provided by Paragraphs <del>87 to 94</del> 143 to 147 of the National Planning Policy Framework. Unless ‘very special circumstances’, as defined by the NPPF, can be demonstrated, development within areas designated as MOL will not be permitted. Proposals for loss of MOL that include provision of new open space elsewhere will not be accepted as meeting the ‘very special circumstances’ test.</u>
	Policy BN.7: Improving Local Open Space	Reference update	<b>Becomes Policy BN.8: Improving Local Open Space</b>  <i>(Note: New Figure 15 Map of Local Open Spaces and Annex 4 listing each open space and its identified function(s).)</i>

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			.....development proposal that would result in the loss of all or part of a Local Open Space will only be permitted where an equivalent or greater amount of Local Open Space with an equivalent function is provided in a location that continues to serve the same catchment area for its category as defined in Table 6 7.
C157	New figure	Minor	<b>Figure 15: Local Open Spaces</b> – see figure below.
	Paragraph 6.24	No change	<b>Becomes Paragraph 6.33</b>
C158	Paragraph 6.25	Minor	<b>Becomes Paragraph 6.34</b> The Policies Map identifies the Local Open Space in this area that will be protected over the Plan period, in addition to open amenity space and other elements of the green infrastructure network outlined within this Local Plan. <u>In addition to the Policies Map, Figure 15 also shows the location of these Local Open Spaces and Annex 4 lists each of these and describes their primary function.</u> The protected spaces are based on <u>previous assessments of open space which have been reviewed and amended through production of new Open Space and Play Space Assessment (2018).</u> <del>equivalent designations in earlier adopted plans and open spaces resulting from development proposals linked to the legacy of the London 2012 Olympic Games.</del> The map at Figure 16 (page 98) identifies additional Local Open Spaces that have planning permission or are included within a Site Allocation set out in this Local Plan, but have not yet been developed. Where there is an identified deficiency in a type of public open space, new developments will address this through the provision of open space in accordance with the London Plan Benchmark Public Space Hierarchy and other aspirations for maximising green infrastructure set out within this Local Plan.
	Paragraph 6.26	No change	<b>Becomes Paragraph 6.35</b>
	Table 6	No change	<b>Becomes Table 7</b>

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C159	Policy BN.8: Maximising opportunities for play	Minor	<p><b>Becomes Policy BN.9: Maximising opportunities for play</b></p> <p>Major development proposals will be required to improve or provide new play and/or <u>youth space</u><sup>1</sup>, maximising opportunities for play and informal recreation. New play spaces should create high-quality, dynamic and stimulating play space. Proportionate to the size of development, proposals are expected to:</p> <ol style="list-style-type: none"> <li>1. Take account of the existing or future need for play space in the local area, identifying relative deficiencies and incorporating the most appropriate type of new play space into the proposal</li> <li>2. Be of an appropriate size and design for the age of children <u>and young people</u> whom the space is designed to serve, <u>including older children and teenagers, who have their own distinct needs</u></li> <li>3. Be inclusive and accessible to children and <u>young people</u> of all abilities ...</li> </ol>
	Paragraph 6.27	No change	<b>Becomes Paragraph 3.36</b>
C160	Paragraph 6.28	Minor	<p><b>Becomes Paragraph 6.37</b></p> <p>The Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG (2012) sets out a requirement for 10 sqm of play space per child aged 0 to 17, with a requirement for proximity to play space, characteristics <u>and location that is dependent on age. In developing proposals for a new youth space, young people should be meaningfully engaged from an early stage to ensure its relevance to the users and general success. Youth facilities should also be provided where possible.</u> Significant regeneration in the area presents further opportunities to improve the quantity and quality of play and <u>youth space</u>. Maximising these opportunities will help to meet local needs, creating dynamic and stimulating child and <u>youth</u> friendly places that contribute to the green infrastructure network and wildlife corridors across the area.</p>

<sup>1</sup> The Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG 2012 describes youth space as: "a place where young people aged 12 and above can meet and take part in informal sport-based activities and other informal recreation".

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C161	Policy BN.9: Protecting key views	Minor	<b>Becomes Policy BN.10: Protecting key views</b> Proposals for development that impact a key view will only be considered acceptable when the development makes a positive contribution to the characteristics and composition of that view. Key views are identified in Figure 18. <u>Development proposals should take account of view 9 of the London View Management Framework (2012) where relevant.</u>
C162	Figure 17	Minor	<b>Becomes Figure 18: Key view within the Legacy Corporation Area</b> – The figure amended to include Wider setting consultation area, changes are shown below
	Paragraph 6.29	Reference update	<b>Becomes Paragraph 6.38</b> Figure <del>17</del> <u>18</u> identifies the vistas, sightlines and viewing corridors that warrant consideration because of the landscapes, landmarks and special architectural and historic interest framed by or captured within them.
	Paragraph 6.30	No change	<b>Becomes Paragraph 6.39</b>
	Paragraph 6.31	No change	<b>Becomes Paragraph 6.40</b>
C163	Policy BN.10: Proposals for tall buildings	Major	<b>Becomes Policy BN.5: Proposals for tall buildings</b> Tall buildings should be located within the Centre boundaries outlined within this Local Plan. In order of hierarchy, these are: <ul style="list-style-type: none"> <li>• Stratford Metropolitan Centre (parts within the Legacy Corporation Area)</li> <li>• Bromley-by-Bow District Centre</li> <li>• Hackney Wick Neighbourhood Centre</li> <li>• Pudding Mill Local Centre</li> <li>• East Village Local Centre.</li> </ul> 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 <u>at tables 9, 10, 11 and 12</u> . Proposals for tall buildings <u>both inside and outside</u> the Centre boundaries will be assessed

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			<p>against <u>the criteria in this policy and Policies BN.1 and BN.4.1–13 of Policy BN.10. Outside of the Centre boundaries, unless a location for tall buildings is identified within a site allocation within this Plan, more than minor exceedance of the prevailing or generally expected height identified in tables [9, 10, 11,12] will need to demonstrate that, in addition to meeting the criteria in this policy and policies BN.1 and BN.4, the proposal would achieve significant additional public benefit.</u></p> <p><u>Subject to the above Pproposals for tall buildings will be considered acceptable where they exhibit exceptionally good design, demonstrating this through independent design review undertaken by a panel appointed by the Local Planning Authority. To achieve this, they must, in addition to meeting requirements of Policies BN.1 and Policy BN.4, demonstrate:</u></p> <ol style="list-style-type: none"> <li>1. <u>An appropriate proportion, form, massing, height and scale in context with the character of its surroundings;</u></li> <li>2. <u>Use of material appropriate to the height of the building;</u></li> <li>3. <u>Acceptable access and servicing arrangements;</u></li> <li>4. <u>A positive contribution to the public realm at ground level;</u></li> <li>5. <u>A positive contribution to the surrounding townscape; and</u></li> <li>6. <u>Creation of new or an enhancement to existing views, vistas and sightlines where there is an opportunity to do so.</u></li> </ol> <p><u>Proposals for groups of tall buildings will need to demonstrate an appropriate relationship with each other and to the wider surrounding area, including the value of the group of buildings to longer distance views in addition to the immediate context.</u></p> <p><u>Outline planning applications for tall buildings will only be considered as an acceptable approach where the application is accompanied by a sufficiently detailed design code,</u></p>

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			<p><u>coordinated with parameter plans, with these secured as part of any planning permission.</u></p> <p>Proposals for tall buildings that are likely to have a significant adverse impact on one or more of the following will be considered unacceptable:</p> <ol style="list-style-type: none"> <li>7. Micro-climatic conditions (specifically down-draughts and lateral winds over public <u>or other amenity spaces</u>)</li> <li>8. <del>Impacts to</del> <u>Amenity</u> of the surrounding area (including open spaces and other buildings and waterways) that relate to: overlooking, daylight, overshadowing, light spill/reflection and wider amenity <u>impacts</u> existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors (in accordance with <del>the</del> Policy BN.9 <del>on</del> Protecting Key Views).</li> </ol>
	Paragraph 6.32	No change	<b>Becomes Paragraph 6.22</b>
	Paragraph 6.33	No change	<b>Becomes Paragraph 6.23</b>
C164	Paragraph 6.34	Major	<p><b>Becomes Paragraph 6.24</b></p> <p>Tall buildings are defined in the London Plan as “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” (i.e. 30 metres within the Legacy Corporation area). In accordance with this, Policy BN.5 defines tall buildings as those that are higher than a Sub Area’s prevailing or generally expected height as set out in <u>tables (10, 11, 12 and 13) of the Sub Area sections in this Plan.</u> Policy <del>BN.40</del> <u>5</u> will ensure that only acceptable tall building proposals (i.e. those that meet the policy criteria) are approved. The prevailing height of each Sub Area is defined in <u>tables [10, 11, 12 and 13] in the Sub Area sections</u> and based upon general heights rather than the tallest existing element. Proposals for tall</p>

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			<p>buildings outside the Centre boundaries and the relevant site allocations that are higher than their surrounding context, in applying the policy, are much less likely to be considered acceptable. Some minor exceedances to the prevailing or generally expected heights may be justified where it can be demonstrated that this will make a proposal workable and aid achievement of an acceptable design quality. Apart from such minor exceedances, proposals for tall buildings outside of the centre boundaries (or other locations identified as acceptable in a site allocation within this Plan) will need to demonstrate that the design and use of the building and the treatment of the public realm, along with the effects on the surrounding context, will be positive and result in a significant public benefit that would not be achieved by a lower height of building. will also be assessed against Criteria 1–13 of Policy BN.10.</p>
C165	Paragraph 6.35	Minor	<p><b>Becomes Paragraph 6.25</b> Proposals for development should not incorporate low floor-to-ceiling heights in order to avoid triggering Policy BN.5 40, or to meet the requirements of it. Figure 14 48. illustrates how two buildings with the same number of storeys can differ in height. This is usually due to commercial buildings incorporating storeys with greater floor-to-ceiling heights.</p>
C166	Paragraph 6.36	Minor	<p><b>Becomes Paragraph 6.26</b> Policy BN.40 5 should result in a mixture of intermittent buildings heights which together form a unique arrangement that contributes positively to that part of the area’s built form. The Legacy Corporation area will have one of the highest concentrations of tall buildings within Greater London, and therefore it is important that they incorporate the highest standards of sustainability and design.</p>
C167	New paragraph	New paragraph	<p><b>Paragraph 6.27</b> <u>Outline planning applications for tall buildings are not encouraged as the</u></p>

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			<p><u>acceptability of tall building proposals are much more likely to depend on their detailed design in order to demonstrate overall acceptability. For those occasions when an outline application is considered to be necessary and justified, a sufficiently detailed design code will need to be produced to provide evidence of the principles that will be applied in the detailed design and to demonstrate acceptability of the proposal. The design code and its implementation will be secured as part of any planning permission and is likely to include a commitment to securing and retaining an appropriately skilled design team and sufficient measures to ensure the monitoring of the design implementation during construction, to ensure that the original design intent is achieved.</u></p>
C168	New paragraph	Major	<p><b>Paragraph 6.28</b>  <u>Design review will be an essential element of demonstrating that a scheme successfully exhibits exceptional design. It will also be important to ensure that the exceptional design quality achieved at planning application stage is not lost in the delivery of tall buildings. A best practice approach to selection and appointment of the design team and the development of the design approach is encouraged to aid a positive outcome through design review. A planning obligation will be sought to either retain the original design team or ensure that an adequately skilled design team is appointed for the delivery phase of the scheme to ensure that the original design intent is achieved.</u></p>
C169	Policy BN.11 Reducing noise and improving air quality	Minor change/split of policy to separate air quality and noise policies	<p>Split into two separate policies:</p> <p><b>Becomes Policy BN.11: Air Quality</b>  <b><del>Reducing noise and improving air quality</del></b></p> <p><u>Development proposals should contribute to improving air quality through the approach taken to energy use and energy efficiency and minimising the need for travel. Development should:</u></p>



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			<ol style="list-style-type: none"> <li>1. Be constructed and designed, <u>including appropriate use of green infrastructure</u>, in a manner that minimises emissions of pollutants to the air</li> <li>2. Demonstrate compliance with policies in this Local plan and the London Plan which contribute to minimising the effects of emissions to the air</li> <li>3. Have appropriate regard to the relevant London Borough and the <u>London Environment Strategy 2018 and Mayor's Air Quality Strategy</u>.</li> </ol> <p>Applications for major development proposals <u>must be at least air quality neutral and</u> include an air quality assessment where they are located in areas identified in the most recent strategies and guidance as being significantly affected by poor air quality (by being adjacent to or within an Air Quality Management Area <u>or London Plan Air Quality Focus Area</u>).</p>
C170	Paragraph 6.37	Minor	<p><b>Becomes Paragraph 6.41</b>  Air quality <del>and noise</del> have a significant role to play in the health and wellbeing of communities and the prospects of the natural environment, reducing both life expectancy and biodiversity in heavily polluted areas. Major roads within the area including the A12 and Stratford High Street contribute to poor air quality <del>and generate noise</del>.</p>
	Paragraph 6.38	No change	<p><b>Becomes Paragraph 6.42</b></p>
C171	Paragraph 6.39	Minor	<p><b>Becomes Paragraph 6.43</b>  The relevant policies in this Local Plan will work together to contribute to the strategy of achieving at least no worsening in air quality <del>and noise quality</del> and, where it is achievable, result in an improvement, as outlined in the <del>Mayor's Air Quality</del></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed change
			<p><u>Strategy, Ambient Noise Strategy London Environment Strategy (May 2018) and relevant Borough Action Plans. However, as the measures necessary to address poor air and noise quality are not confined to one planning authority area and are often governed by processes that fall outside of planning, such as building regulations, development proposals are also subject to separate regulatory regimes and legislation.</u></p>
C172	New Policy BN.12: Reducing noise and improving air quality	Major /split of policy to separate air quality and noise policies	<p><b>Policy BN.12: Noise <del>Reducing noise and improving air quality</del></b></p> <p><u>Development proposals should contribute towards minimising the effects of noise on amenity of the occupiers and users of existing and planned new development within the Legacy Corporation Area. New development should be constructed to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Minimise exposure to the adverse impacts of noise</u></li> <li>2. <u>Demonstrate compliance with policies in this Local plan and the London Plan that contribute to minimising the effects of noise</u></li> <li>3. <u>Have appropriate regard to the London Environment Strategy (May 2018)</u></li> <li>4. <u>Demonstrate compliance with the Agent of Change Principle by mitigating and managing noise impacts from new development and designing new development to minimise the effects on occupiers and users from existing noise sources.</u></li> </ol>
C173	New Paragraph	Major	<p><b>Paragraph 6.44</b></p> <p><u>Noise pollution is one of the main agents of loss of quality of life and environmental quality in an urban area. Prolonged exposure to elevated sound levels can have a detrimental effect on the health and wellbeing of the community and the prospects of the biodiversity and natural environment. Reducing and minimising exposure to noise has a potential to improve wellbeing, promote the enjoyment of the natural environment and enhance biodiversity at a local level, contributing to</u></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed change
			<u>a healthier and more pleasant place to live and work.</u>
C174	New Para	Major	<b>Paragraph 6.45</b> <u>Policy BN.12, in conjunction with other relevant policies within this Local Plan, including planning for minimising travel demand and increasing opportunity for walking and cycling, will work together to achieve improvements to the acoustic environment and reduce exposure to high levels of noise.</u>
C175	New Para	Major	<b>Paragraph 6.46</b> <u>Noise management should be an integral part of any development proposal and considered at an early stage of the design process. Proposals for new development should demonstrate compliance with the Agent of Change Principle whereby the onus is on the new development to ensure its building or activity is designed to protect existing occupiers and users from noise and minimise impacts from existing noise sources.</u>
C176	New Para	Major	<b>Paragraph 6.47</b> <u>In determining whether noise is likely to be an issue to be addressed by development proposals and to determine the appropriate approach to assessing and addressing noise effects, reference should be made to the most up to date guidance within the national Planning Practice Guidance.</u>
	Policy BN.12: Protecting archaeological interest	No change	<b>Becomes Policy BN.13: Protecting archaeological interest</b>
C177	Figure 19	Minor	Figure 19 - Figure 19 updated to reflect the updates to borough Archaeological Protection Area map. Changes shown below.
	Paragraph 6.40	No change	<b>Become Paragraph 6.48</b>
	Paragraph 6.41	No change	<b>Become Paragraph 6.49</b>

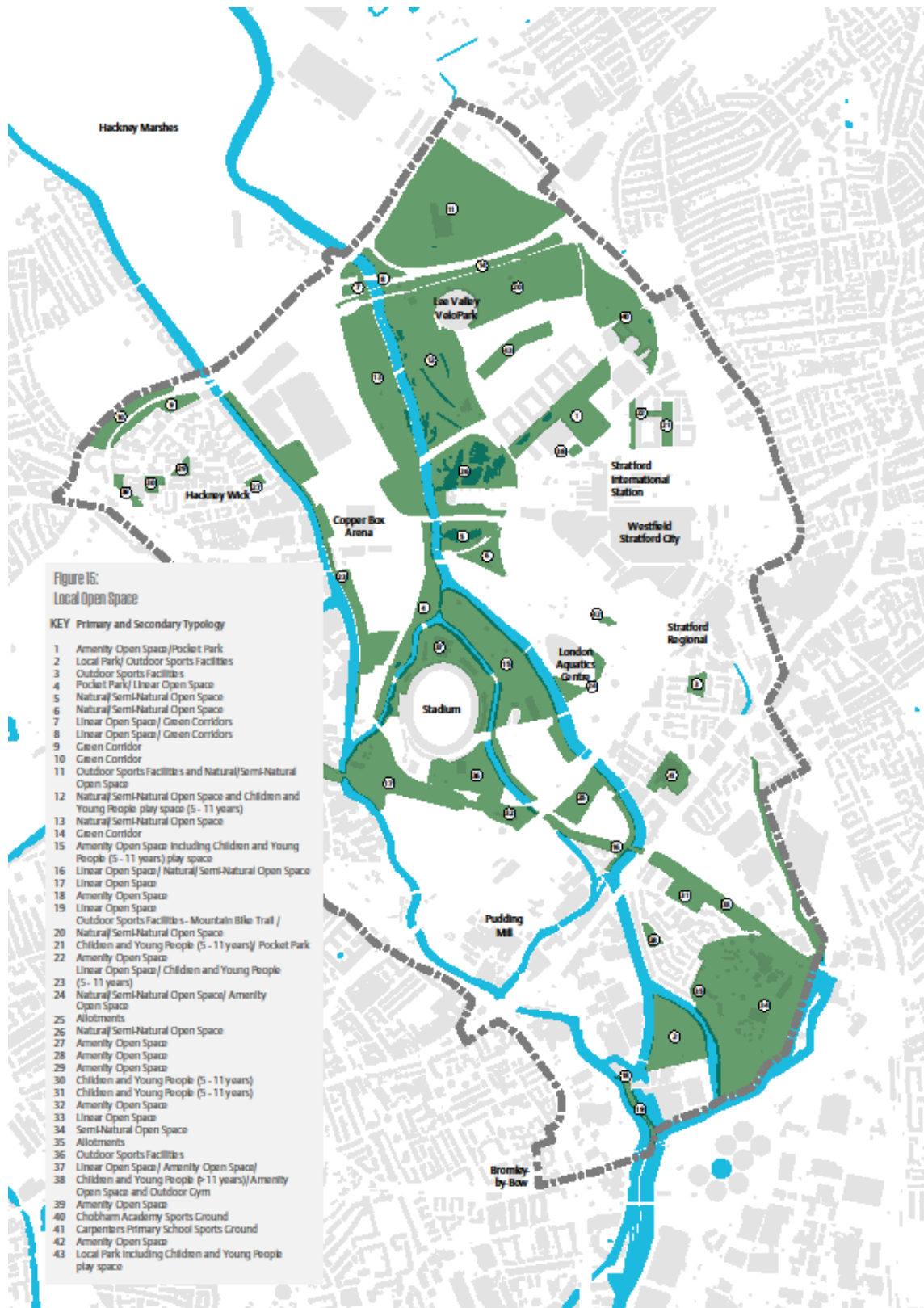
Change Reference Number	Policy, Paragraph	Type of change	Proposed change
C178	Policy BN.13 Improving the quality of land	Major change	<p><b>Becomes Policy BN.14: Improving the quality of land</b></p> <p>To prevent harm to health and the environment from the effect of contamination and the release of pollutants and to bring <u>land affected by contamination</u> into beneficial use, development proposals will be required to ensure that:</p> <ol style="list-style-type: none"> <li><u>1. The site is suitable for its new use, taking into account of ground conditions, including pollution from previous uses and any proposals for mitigation such as land remediation</u></li> <li><u>2. Adequate site investigation information, prepared by a competent person, is provided</u></li> <li><u>3. After remediation, as a minimum, the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990</u></li> <li><u>4. Drainage methods are suitable for the site conditions and protect groundwater</u></li> <li><u>5. Suitable measures are taken where construction works are carried out.</u></li> </ol> <p><del>1. Demonstrate that land is of an appropriate standard for the proposed end use</del></p> <p><del>2. Ensure drainage methods are suitable for the site conditions and protect groundwater</del></p> <p><del>3. Ensure suitable measures are taken where construction works are carried out</del></p> <p><del>4. Take account of the impacts from any existing consented hazardous substances installation.</del></p> <p><u>Applications for all sites potentially affected by contamination should be carried out in accordance with established procedures as required in the NPPF.</u></p> <p><del>Where land is likely to be contaminated, applicants will be required to carry out a site investigation in line with paragraph 121 of the NPPF to identify existing or potential contaminants and pollution pathways. Where a site investigation has identified the presence of or potential for</del></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed change
			contamination, applicants will be required to carry out a Contaminated Land Assessment to identify measures required to remediate any contamination to a suitable level.
	Paragraph 6.42	No change	<b>Becomes Paragraph 6.50</b>
C179	Paragraph 6.43	Minor	<p><b>Becomes Paragraph 6.51</b></p> <p>In some cases, significant work has been undertaken to clean up <del>contaminated</del> land <u>affected by contamination to remove</u> or reduce that risk, or to make it suitable for any new use that is being proposed. The area of Queen Elizabeth Olympic Park, for example, has been subject to significant remediation work which made it suitable for the staging of the 2012 Games <u>and Legacy land-uses</u>. However, <del>in</del> <u>Many</u> of the sites that may become available for new development within the Legacy Corporation area are likely to require some form of <u>investigation, assessment testing and appropriate remediation and verification</u> work to make them suitable for development, including appropriate proposals for drainage and construction. The Proposed Planning Approval Process diagram <u>outlines the typical requirements for new schemes</u>. Other specific <u>planning processes may apply to existing permissions within the Legacy Communities Scheme</u> Revised Global Remediation Strategy (2012) sets out the requirements for new schemes. <u>Where there is the potential for significant ground contamination to be present, an intrusive site investigation and contamination assessment report may also be required to be submitted with the planning application, in addition to the preliminary risk assessment report</u>. While this policy identifies the approach to information that should be provide with any relevant planning application, it is also the <u>developer's or landowner's responsibility for securing a safe development</u>. <del>In</del> <u>keeping with National Standards, it will be important to carry out Site Investigations and produce Contaminated Land</u></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed change
			<del>Assessments when appropriate to make land suitable for use.</del>
C180	Policy BN.14: Designing residential extensions	Minor	<b>Becomes Policy BN.15: Designing residential extensions</b> 5. Do not reduce natural daylight <u>and sunlight</u> reaching neighbouring properties to an unacceptable level.
	Paragraph 6.44	No change	<b>Becomes Paragraph 6.52</b>
	Paragraph 6.45	No change	<b>Becomes Paragraph 6.53</b>
	Policy BN.15: Designing advertisements	No change	<b>Becomes Policy BN.16: Designing advertisements</b>  No change proposed changes
	Paragraph 6.46	No change	<b>Becomes Paragraph 6.54</b>
	Paragraph 6.47	Reference update	<b>Becomes Paragraph 6.55</b> ...Policy BN.156 will ensure that advertisements are well designed and protect the interests of amenity and public safety.
C181	Policy BN.16: Conserving or enhancing heritage assets	Major	<b>Becomes Policy BN.17: Conserving or enhancing heritage assets</b>  Proposals will be considered acceptable where they conserve or enhance heritage assets and their settings, and promote the significance of those assets by incorporating viable uses consistent with their conservation and heritage-led regeneration.  <u>In particular, proposals for development within the boundary or immediate setting of heritage assets (see Figure 21), will be considered acceptable where they:</u>  <u>1. Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets, in particular historic buildings, structures, yards, waterways and the pre-war residential and industrial street patterns or other characteristics that give that area its unique character</u>  <u>2. Enhance and reveal the significance of heritage assets, including the waterways,</u>

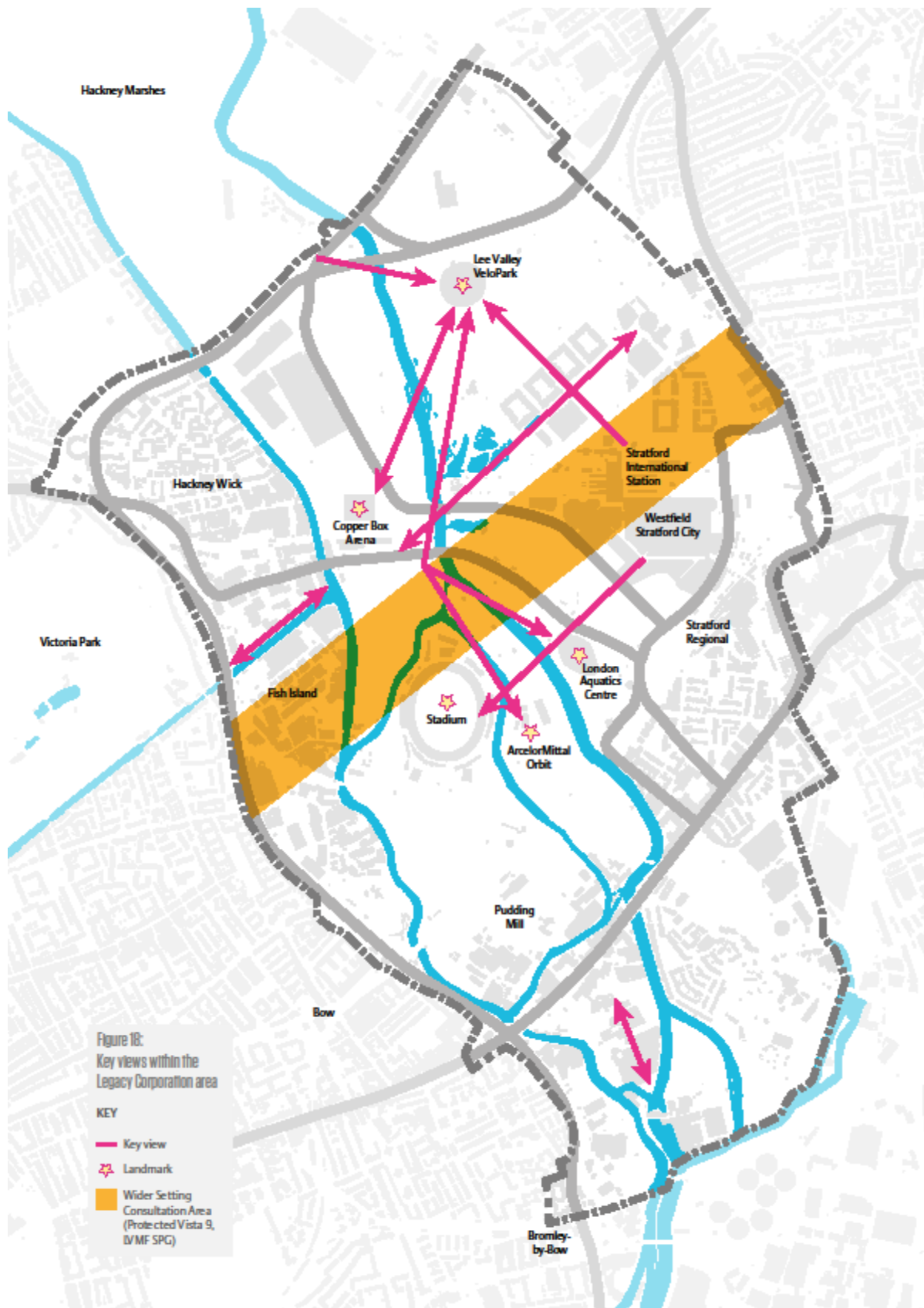
Change Reference Number	Policy, Paragraph	Type of change	Proposed change
			<p><u>such as the Lee Navigation and Hertford Union Canal</u></p> <p><u>3. Restore and reuse heritage assets located within application boundaries as part of new development and are accessible to all.</u></p> <p><u>4. Exhibit an understanding of and reference the architectural and historic interest of the area within their design</u></p> <p><u>5. Retain street trees and/or provide these, where appropriate.</u></p>
	Paragraph 6.48	No change	<b>Becomes Paragraph 6.56</b>
C182	Paragraph 6.49	Minor	<p><b>Becomes Paragraph 6.57</b></p> <p>Designation of an area as a Conservation Area does not stop development being promoted. However, it does introduce extra protections against inappropriate forms of development. If a proposal is submitted that affects the land within the boundary or setting of a Conservation Area or heritage asset, the Legacy Corporation will pay special attention to the desirability of preserving or enhancing the special architectural or historic interest of that area or asset when making a planning decision. Policy BN.167 also applies to heritage assets situated outside Conservation Areas, such as Statutory Listed Buildings, Locally Listed Buildings or Buildings of Townscape Merit. <del>Heritage assets are identified within the Sub-Area sections of this Local Plan alongside further policies concerning their preservation and enhancement.</del> Proposals should be in general conformity with Conservation Area appraisals and Management Plans, and other relevant Guidelines.</p>
C183	New Figure	Minor	<b>Figure 21: Heritage Assets situated within the Legacy Corporation Area – see below for changes.</b>

(Change Reference Number C157): **Figure 15: Local Open Spaces**

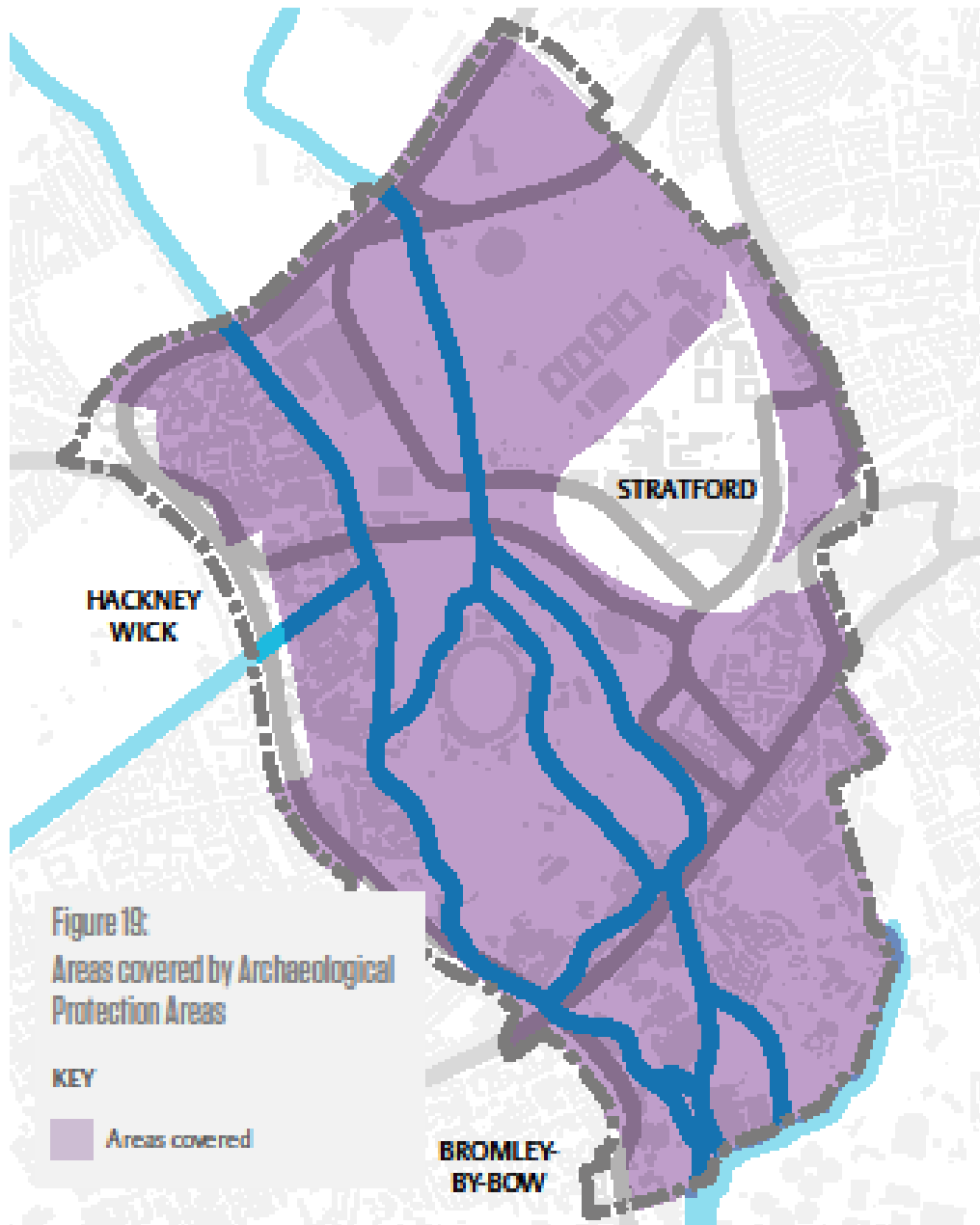




(Change Reference Number C162) **Figure 18: Key Views within the Legacy Corporation area**



(Change Reference Number C177) **Figure 19: Arche logical Interest**



(Change Reference Number C183) **Figure 21: Heritage Assets**

