Sample Road, London

GROUND OF APPEAL ON BEHALF OF MR. SAMPLE

PLANNING REFERENCE: xx/xx/xxxx

Undertaken on behalf of: Mr Sample
DATE: 5th January 2009
SAMPLE ROAD, LONDON

Grounds of Appeal

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1.0 Introduction

1.1 This report provides the Grounds of Appeal against the decision to refuse planning permission for the erection of a two storey building fronting Sample Road with additional accommodation in the roofspace, comprising 2 x 2 bedroom and 1 x 1 bedroom flats.

Terms of Reference

1.2 We act for Mr Sample of Sample Road, London.

Description

1.3 The site which is the subject of this appeal is the un-maintained scrubland to the rear of Sample Road, London, adjacent to an existing 3 storey residential building.

1.4 Having considered the appeal site, this grounds of appeal provides further written evidence to support the appeal submission beginning with the background to the current proposal.
2.0 Background

2.1 A planning application for the erection of a two storey building additional accommodation in the roofspace was submitted by Sample Architecture to the London Borough of Southwark. This scheme was registered with London Borough of Southwark on 3rd July 2010. The planning application number was xx/xx/xxxx.

2.2 The application was refused planning permission on 28th August 2010 under delegated powers.

2.3 The application was refused planning permission for the following reasons:

“The proposal is considered to represent an overdevelopment of the site by virtue of its excessive density and failure to provide an adequate standard of living accommodation for future occupiers, specifically in regards to lack of private outdoor amenity space, poor internal layout and cramped internal room sizes. As such, it is considered to be contrary to policies 4.1 Density of Residential Development, 4.2 Quality of Residential Accommodation and 4.3 Mix of Dwellings of the Southwark Plan (UDP) July 2007 and Supplementary Planning Guidance 5: Residential Design Standards 1997.

The proposed development by reason of its siting and massing would constitute a prominent and inappropriate overdevelopment of the site, unsympathetic to the scale and proportions of the surrounding streetscenes to the detriment of the visual amenities of the area, and would result in the loss of a significant visual break in the Derwent Grove streetscene. As such it would be contrary to policies SP13, 3.11 Efficient Use of Land, 3.12 Quality of Design and 3.13 Urban Design of the Southwark Plan 2007, and policies 4A.3 Sustainable design and construction, 4B.1 Design principles for a compact city and 4B.3 Enhancing the quality of the public realm of the London Plan 2004.

The proposal would, by reason of its design, massing and siting, be harmful to the amenities of the neighbouring residential occupiers of 30, 32 and 34 Grove Vale in terms of overlooking, loss of privacy, loss of outlook, increased sense of enclosure, overshadowing and loss of existing amenity space. As such, it is considered to be contrary to policy 3.2 Protection of Amenity of the Southwark Plan (UDP) July 2007 and Supplementary Planning Guidance 5: Residential Design Standards 1997.”
3.0 Grounds for Appeal

3.1 This section sets out the grounds for this appeal submission by first considering the Development Plan and then other relevant material considerations.

The Development Plan

3.2 The Development Plan in this instance consists of the Southwark Plan, adopted July 2007.

3.3 Southwark Plan - Policy 4.2 Quality of Residential Accommodation states that dwellings should achieve good quality living conditions. The proposed scheme provides adequate privacy and outlook to occupiers and windows are not overlooked by neighbouring properties. Each flat has double aspect windows in living / dining areas, and every room, including bathrooms, has the benefit of natural light.

The building has around 40sqm of amenity space to the rear and side which can be used by all occupiers. In addition, there are several public amenity spaces within a short walking distance, most notably Peckham Rye Common which is approximately 800m from the site. The property will be well lit and the rear garden will only be accessible to residents, ensuring the site is safe and secure.

3.4 Southwark Plan - Policy 4.3 Mix of Dwellings states that all major new build development should provide a mix of dwelling sizes and types and that the majority of units should have two or more bedrooms. The proposed scheme provides 67% two bedroom units and 33% one bedroom units and is therefore considered to be acceptable. In addition, the ground floor flat is designed to enable wheelchair access.

3.5 Southwark Plan - Policy SP13 states that developments should be of a high standard of design and where appropriate should preserve the character or appearance of the historic environment. The proposed design echoes the existing rhythm and architectural features of the existing streetscene at Sample Road, and uses the same materials. Separation distance between the semi-detached blocks has been retained and the new building fits legibly with the adjacent buildings.
3.6 *Southwark Plan - Policy 3.11 Efficient Use of Land* states that developments should ensure that they maximise the efficient use of land. The amenity space of the existing flats at Sample Road is completely overgrown and it can therefore be considered that there is no useable garden space currently available to existing residents. The proposed scheme will create a new landscaped amenity area for use by residents of Sample Road of approximately 27sqm. This is a benefit that would otherwise not be provided without redevelopment of the site.

Although the proposed development is sited near to the rear of Sample Road, there will be no loss of light to any principal rooms.

The development provides covered cycle storage, integral bin store and one car park space, all of which create a development that is easily serviced and accessed.

3.7 *Southwark Plan - Policy 3.12* states that developments should achieve a high quality of both architectural and urban design. The proposed elevation to Sample Road is specifically designed to harmonise with the adjacent buildings and materials will be sympathetically chosen to create a cohesive streetscene.

3.8 *Southwark Plan - Policy 3.13* states that principles of good urban design must be taken into account in all developments. The proposed building echoes the existing 2 storey height and bulk and massing of the existing semi detached buildings along Sample Road. Sample Road rises to 3 storeys and as such, the proposed 2 storey development will remain subservient to the existing corner building. There are many examples of corner infill developments such as this throughout the immediate surroundings (Appendix 2 – Similar Developments in Surrounding Area). Development of these infill sites is inevitable as pressure for new housing in London increases.

3.9 *Southwark Plan - Policy 3.2 Protection of Amenity* states that developments should not cause loss of amenity to present and future occupiers in the surrounding area. Redevelopment of the site would be a considerable improvement over the existing un-maintained overgrown scrubland which is visually intrusive to all neighbouring properties. In addition, the new building would provide increased security to neighbouring properties, both in terms of a physical barrier from street to garden, and greater natural surveillance from occupiers. It should be noted that the scheme had several letters of support from surrounding properties citing these benefits.

Although the development would create a small decrease in sunlight to the neighbouring garden at 32 Sample Road, this is minimal. A sunlight study is included in Appendix 3 – Sunlight Study

3.10 *Southwark Plan - Policy 3.13* states that principles of good urban design must be taken into account in all developments.
Supplementary Planning Guidance 5: Residential Design Standards 1997

3.11 In general the proposed development meets the standards for minimum floor areas for different sized dwellings. Room sizes are as follows:

Ground floor 2 bedroom flat:
- Double Bedroom – 12sqm
- Single Bedroom – 7sqm
- Open plan living / kitchen / dining – 27sqm
- Bathroom: 4sqm

First floor 2 bedroom flat:
- Double Bedroom – 12sqm
- Single Bedroom – 7sqm
- Open plan living / kitchen / dining – 28sqm
- Bathroom: 4sqm

Second floor 1 bedroom flat:
- Double Bedroom – 14sqm
- Open plan living / kitchen / dining – 18sqm
- Bathroom: 4sqm

All flats have a minimum floor to ceiling height of 2.4m and similar use rooms are stacked over each other. It is considered that, with some minor exceptions, the guidance given in SPG 5 is adhered to.

London Plan 2004

3.12 Policy 4A.3 Sustainable design and construction states that boroughs should ensure future developments meet the highest standards of sustainable design and construction. Whilst the development does not overtly contain any sustainable construction methods, the building will be insulated to a high standard to prevent excess heat loss. Biodiversity will be encouraged in the garden spaces through suitable planting.

3.13 Policy 4B.1 Design principles for a compact city states that boroughs should maximise the potential of sites and create or enhance the public realm. Policy 4B.3 Enhancing the quality of the public realm states the desire to develop a coherent and strategic approach to the public realm. With the relatively high density of the scheme, the potential for development on this site has been realised and goes towards the London Plan's ultimate goal of creating more new homes in the capital. The removal of the current scrubland and replacement with new development in sympathy with its surroundings creates a welcome addition to the public streetscape.
Other Material Considerations

3.14 The London Plan currently has a target to create an additional 30,500 new homes per year in London, with a target of 1630 new homes in Southwark per year (Table 3A.1 Housing Provision, London Plan 2004). Although the net increase of three new dwellings is a relatively small number, the additional homes that the proposed development will create is still helping to reach the London Plan housing provision targets. Policy 3A.2 in the London Plan should therefore be considered with reference to the proposed scheme.

3.15 There are many examples of very similar development sites throughout the surrounding streets. These can be taken as precedents for the principle of developing a corner infill site such as Sample Road. Further information is provided in Appendix 2 – Similar Developments in Surrounding Area.

3.16 Having assessed other relevant material considerations, we now conclude that this proposal should have planning consent granted.
4.0 **Conclusions**

4.1 On behalf of our client we have considered the reasons given to refuse planning permission for the proposed development against the terms of the Development Plan and other material considerations.

4.2 We conclude that this proposal is consistent with the general terms of Policies SP13, 3.2, 3.11, 3.12, 3.13, 4.1, 4.2 and 4.3 of the Southwark Plan 2007.

4.3 We further conclude that this proposal meets the general requirements of SPG5 Residential Design Standards, with the exception of one room slightly under the minimum area specified.

4.4 We conclude that this proposal is consistent with the general guidelines of Policies 4A.3, 4B.1 and 4B.3 of the London Plan 2004 and that the application should also be considered alongside Policy 3A.2.

4.4 We have also considered the relevant material considerations, none of which out-weigh the presumption in favour of development.

4.6 We therefore conclude that planning permission should be granted on appeal.
5.0 Recommendations

5.1 Given that the proposal accords with the terms of the Development Plan and other relevant material considerations, we respectfully recommend that planning permission is granted for this appeal.
Appendix 1 - Site Photographs

View from Sample Road

View from Sample Road
View from Sample Road

View to rear of Sample Road
Site as existing

View from Sample Road
Appendix 2 – Similar Existing Developments in Area

The following are examples of similar existing infill developments to the rear of corner properties within the surrounding area.

**Land to rear of 373 Lordship Lane, London, SE22 8JJ**
Planning permission was granted 02/02/2005 for the erection of a three storey, 3 bedroom dwelling to the rear of 373 Lordship Lane.
Application ref: 04/AP/1778
Photographs of completed development
Land to front of 29 Lacon Road, London, SE22 9HT
Planning permission was granted 08/07/2002 for the erection of a three storey dwelling house with associated parking to the front of 29 Lacon Road.
Application ref: 02/AP/0342
Photographs of completed development
Photographs of completed development
Land to rear of 66 Silvester Road, London, SE22 9PE
Planning permission was granted 02/11/2005 for the change of use from light industrial to residential and associated works to the rear of 66 Silvester Road.
Application ref: 05/AP/1375
Photographs of completed development
195-197 Crystal Palace Road, London, SE22 9EL
Planning permission was granted 27/04/2005 for the redevelopment of the site with a three and four storey building to provide ten residential flats. Application ref: 05/AP/0123
Photographs of completed development
Photographs of completed development
Land to rear of 244 Underhill Road, London, SE22 9EB
A residential infill building to the rear of 244 Underhill Road
Photographs of completed development
Photographs of completed development
Appendix 3 – Sunlight Study
The following images show how shadows would fall from the new development at various times and dates throughout the year.
Appendix 4 – Relevant Planning Policies

Southwark Plan 2007

SP 13 Design and heritage
All developments should be of a high standard of design and where appropriate should preserve or enhance the character or appearance of the historic environment.

Background
217 A high priority for the council is ensuring a safe, healthy and attractive environment for everyone.

218 Any new development has the potential to adversely affect amenity (meaning the natural or physical qualities that make the environment pleasant or enjoyable), or to harm the environment through pollution or excessive consumption of resources. Some examples of environmental effects are: increases in traffic, air pollution, noise, dust or odour, changes to the character of the street or landscape, loss of daylight, sunlight or privacy, degradation of historical or cultural sites, vegetation loss and decreases in water quality or quantity.

219 These potential impacts and effects need to be taken into account in all planning decisions and mitigation requirements sought where appropriate to ensure that developments are positively contributing to achieving sustainability across the borough by balancing environmental, social and economic needs. The Sustainability Assessment is the main tool for ensuring the sustainability of all major developments.

Policy 3.2 Protection of amenity
222 Planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Reasons
223 To protect the amenity of an area and the quality of life for people living, or working in, or visiting the borough.

Policy 3.11 Efficient use of land
263 All developments should ensure that they maximise the efficient use of land, whilst:
   i. Protecting the amenity of neighbouring occupiers or users; and
   ii. ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and
   iii. Positively responding to the local context and complying with all policies relating to design; and
   iv. Ensuring that the proposal does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites; and
   v. Making adequate provision for servicing, circulation and access to, from and through the site; and
   vi. Ensuring that the scale of development is appropriate to the availability of public transport and other infrastructure.

264 The LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site.
Reasons
265 Urban land is an important resource, which must be efficiently used to reduce pressure on rural land and open spaces. Increasing density, especially in Central London and around transport nodes, is a key requirement for the sustainable use of land. By increasing the number of people who visit, work in and live in an area, more services and facilities can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high have a negative impact on the environment and on quality of life and are therefore a poor use of land.

Policy 3.12 Quality in design
266 Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.

267 A Design Statement must be submitted with planning applications for all development except for:
   i. A material change in the use of land or buildings, unless it involved operational development; or
   ii. Engineering or mining operations; or
   iii. Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of the dwelling house or its curtilage is within a conservation area; or
   iv. Applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

This statement should explain how the site and its context have been considered when designing the development and how the proposal will affect the surrounding environment. The level of detail required in the statement should correspond to the scale and complexity of the development.

268 The statement should also include an access statement, showing how the principles of inclusive design, including the specific needs of disabled people or the mobility impaired, have been addressed, and how inclusion will be maintained and managed.

Reasons
269 The importance of good design is underlined in the Government’s Planning Policy Statement 1 (PPS1). High quality places and buildings are important as they contribute to creating an environment that people enjoy living in, as well as attracting investment and visitors. High quality design will help make Southwark a more attractive place in which to live and work, contributing to the success of regeneration projects. It is also important that new developments are designed to make the public realm safe and accessible to the whole community, which contributes to increasing the life chances of residents.

270 The purpose of the requirement to include a design statement with planning applications is to encourage applicants to think carefully about the preferred design solution for their development and to enable a faster and effective assessment of the proposal by the LPA.
The London Plan requires access statements to be included with all planning applications, to demonstrate how the development will meet the requirements of the Disability Discrimination Act 1995, which requires anyone providing premises open to the public, or facilities in which people are employed or educated to make appropriate provision for people with disabilities or mobility impairment.

Policy 3.13 Urban design

Principles of good urban design must be taken into account in all developments. Urban design is the relationship between different buildings and streets, squares, parks and waterways and other spaces that make up the public domain; the nature and quality of the public domain itself; the relationship of one part of an urban area to another; and the pattern of movement and activity.

In designing new developments, consideration must be given to:

i. Height, scale and massing of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately

ii. Urban structure, space and movement – Proposals should have regard to the existing urban grain, development patterns and density in the layout of development sites

iii. Townscape, local context and character – Proposals should be designed with regard to their local context, making a positive contribution to the character of the area and providing active frontages

iv. Site layout – Building location, public spaces, microclimate, and outlook, site access and servicing, permeability, safety and ease of movement including vehicular, pedestrians and cyclists

v. Streetscape – A high quality of design and materials will be required for the street environment including street furniture, planting and public art. This should be coordinated wherever possible, to avoid unnecessary clutter, and ensure a safe, informative and attractive environment

vi. Landscaping – Where appropriate, developments should include landscape design that enhances the area and biodiversity, for example through the use of green roofs; and

vii. Inclusive Design – All developments must incorporate suitable access for people with disabilities or those who are mobility impaired.

Reasons

It is important to take the principles of urban design into consideration when designing new development in order to ensure that the new development fits within its environment and that the development also functions well internally.

Good urban design is essential for regeneration as it improves the streetscape, creates a sense of place and vibrant, pleasant environments that people will take pride in.

An inclusive environment enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity.

Landscaping contributes to the character and appearance of all developments. It should form an integral part of the development and be appropriately designed and located having regard for long-term sustainability, microclimate impacts and local biodiversity. Landscaping can be provided within the public realm, within semi-private spaces such as front gardens and within private amenity spaces such as courtyards, rear gardens and
roof terraces. Green roofs and brown roofs can also be considered as other forms of landscaping.

**Policy 4.1 - Density of residential development**

Residential density will be expected to comply with the following ranges, taking into account the quantity and impact of any non-residential uses:

i. Central Activity Zone - 650 to 1100 habitable rooms/hectare;

ii. Urban Zone –
   - Medium density - 200 to 700 habitable rooms/hectare in areas with predominantly four or more storeys and a public transport accessibility level of 4 to 6;
   - Lower density – 200 to 450 habitable rooms/hectare in areas with predominantly two to three storeys and a public transport accessibility level of 2 to 3.

iii. Suburban Zone -200 to 350 habitable rooms/hectare; and

iv. Public Transport Accessibility Zones (Canada Water, Walworth Corridor, Bermondsey and Peckham) – may exceed 700 habitable rooms/hectare if the development provides;

   - an exemplary standard of design, with an excellent standard of living accommodation;
   - and a significant contribution to environmental improvements in the area particularly relating to public transport/cycle/pedestrian movement, safety and security and public realm improvements.

Appendix 2 sets out further details on residential density standards.

**Reasons**

Efficient use of land will facilitate a continuous supply of housing and assist in overcoming the shortage of housing in London, meeting the strategic housing targets in the London Plan and meeting housing need as identified in the council’s housing needs survey. However, this housing must be of high quality to make the borough a pleasant and healthy place to live. The need for housing must be balanced against the need for other uses which also contribute to quality of life.

In mixed use schemes, measures of residential density will need to take into account other uses in order to assess the overall efficient use of land and the impact of the building on other relevant factors such as amenity.

**Policy 4.2 Quality of residential accommodation**

Planning permission will be granted for residential development, including dwellings within mixed use schemes, provided that they:

i. Achieve good quality living conditions; and

ii. Include high standards of:
   - Accessibility, including seeking to ensure that all new housing is built to Lifetime Homes standards;
   - Privacy and outlook;
   - Natural daylight and sunlight;
   - Ventilation;
   - Space including suitable outdoor/green space;
   - Safety and security; and
   - Protection from pollution, including noise and light pollution.

**Reasons**

Good quality housing is necessary to provide for the accommodation needs of the borough, while also meeting the health, safety, quality of life and amenity needs of current and future residents.
All developments should where appropriate provide more high quality housing of all kinds, particularly affordable housing.

There is a need to provide opportunities for new housing in Southwark to meet the targets set by the London Plan. A range of housing types is needed to house all sectors of the community, including larger households, the mobility impaired and those needing affordable housing. This will support the objectives of the Council’s Housing Strategy to regenerate and improve housing across all tenures and to meet housing needs and promote affordable housing choices in Southwark.

The failure to secure adequate new social housing leads to social exclusion and homelessness and has serious negative impacts on health. Additionally, there is an increasing need for intermediate housing in London as a result of a dramatic rise in residential property prices in recent years. This reduces quality of life, places undue pressure on the transport network and compromises the financial competitiveness of London as a whole and the local economy.

The most up-to-date housing needs survey identifies larger housing units and wheelchair accessible units as the greatest housing needs within Southwark.

All major residential new-build development and conversions should provide a mix of dwelling sizes and types to cater for the range of housing needs of the area.

This will include the following:

1. The majority of units should have two or more bedrooms, and developments of 15 or more dwellings will be expected to provide at least 10% of the units with three or more bedrooms with direct access to private outdoor space; and
2. The number of studio flats must not exceed 5% of the total number of dwelling units within a development. Studio flats are not suitable for meeting affordable housing need; and
3. At least 10% of all major new residential developments should be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.

Permission will not be granted for the conversion of a single dwelling house of 130 square metres or less original net internal floorspace into two or more dwelling units.

There is a need to ensure that a range of dwelling sizes and types is provided to help meet housing need within Southwark, as identified in the housing needs survey. The LPA will require a mix of dwellings, particularly those capable of accommodating families, multi-adult households incorporating BME needs; also to address the chronic shortage of housing which is suitable for those with disabilities or mobility impairment. A mix of dwelling sizes and types promotes mixed and balanced communities and improves accessibility for all.
London Plan 2004

Policy 3A.2 Borough housing targets
DPD policies should:

• seek to exceed the figures in Table 3A.1 and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality (see Policies 3D.9, 3D.10, 3D.17, 4B.12 and 4B.13)

• identify new sources of supply having regard to:
  – major development in Opportunity Areas and in the London parts of the Thames Gateway and London-Stansted-Cambridge-Peterborough growth areas and redevelopment of low density commercial sites to secure mixed use residential development
  – change of use of surplus industrial or commercial land to residential or mixed use development, while protecting land supply for projected employment growth and required waste facilities (see also Policy 3B.5)
  – redevelopment in town centres
  – intensification of housing provision through development at higher densities where consistent with the principles of sustainable residential quality set out in the density matrix in Table 3A.2
  – the adequate provision of local services (including education and health care) and public open space to meet future needs

• review existing identified housing sites and include existing and proposed housing sites on Proposals Maps. The capacity of housing sites should be determined in accordance with the urban design and density policies of this plan (see Policies 3A.3, as well as affordable housing Policies 3A.9 and 3A.10)

• monitor housing approvals and completions against the annual monitoring targets in Table 3A.1 and against any higher targets adopted in their UDPs or DPDs.

Policy 4A.3 Sustainable design and construction
The Mayor will, and boroughs should, ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in DPD policies. These will include measures to:

• make most effective use of land and existing buildings

• reduce carbon dioxide and other emissions that contribute to climate change

• design new buildings for flexible use throughout their lifetime

• avoid internal overheating and excessive heat generation

• make most effective and sustainable use of water, aggregates and other resources
• minimise energy use, including by passive solar design, natural ventilation, and vegetation on buildings

• supply energy efficiently and incorporate decentralised energy systems (Policy 4A.6), and use renewable energy where feasible (Policy 4A.7)

• minimise light lost to the sky, particularly from street lights

• procure materials sustainably using local suppliers wherever possible

• ensure designs make the most of natural systems both within and around the building

• reduce air and water pollution

• manage flood risk, including through sustainable drainage systems (SUDS) and flood resilient design for infrastructure and property

• ensure developments are comfortable and secure for users

• conserve and enhance the natural environment, particularly in relation to biodiversity, and enable easy access to open spaces

• avoid creation of adverse local climatic conditions

• promote sustainable waste behaviour in new and existing developments, including support for local integrated recycling schemes, CHP and CCHP schemes and other treatment options

• encourage major developments to incorporate living roofs and walls where feasible (Policy 4A.11)

• reduce adverse noise impacts. The Mayor will and the boroughs should require all applications for major developments to include a statement on the potential implications of the development on sustainable design and construction principles. This statement should address demolition, construction and long-term management. Boroughs should ensure that the same sustainability principles are used to assess other planning applications. The Mayor will and boroughs should ensure that developments minimise the use of new aggregates and do not use insulating and other materials containing substances which contribute to climate change through ozone depletion. Developers should use best practice and appropriate mitigation measures to reduce the environmental impact of demolition and construction.

Policy 4B.1 Design principles for a compact city
The Mayor will, and boroughs should, seek to ensure that developments should:

• maximise the potential of sites
• promote high quality inclusive design and create or enhance the public realm
• contribute to adaptation to, and mitigation of, the effects of climate change
• respect local context, history, built heritage, character and communities
• provide for or enhance a mix of uses
• be accessible, usable and permeable for all users
• be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)

• address security issues and provide safe, secure and sustainable environments (Policy 4B.6)
• be practical and legible

• be attractive to look at and, where appropriate, inspire, excite and delight

• respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network

• address health inequalities (Policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

Policy 4B.3 Enhancing the quality of the public realm

The Mayor will work with strategic partners to develop a coherent and strategic approach to the public realm. Boroughs should develop local objectives and implementation programmes for their public realm. In doing so they should involve stakeholders, including their local communities and have particular regard to issues of safety and security. The Mayor will, and boroughs should, work to ensure the public realm is accessible, usable for all, meets the requirements of Policies 3A.17 and 4B.5, and that facilities, such as public toilets, are provided. Planning applications will be assessed in terms of their contribution to the enhancement of the public realm. The Mayor will, and boroughs should, seek a high quality of design for all waterside development. All development should integrate successfully with the water space in terms of use, appearance and physical impact. Water space should be at the heart of consideration of development along the waterside – the water must be the starting point. For all major development proposals within the Thames Policy Area and adjacent to the rest of the Blue Ribbon Network, developers should prepare design and access statements.