

# Development Management DPD

## Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy/ Paragraph	Main Modification
MM1		Overview and Introduction	<p><i>A new paragraph is proposed to be inserted at the end of the introduction to explain the relationship between the Development Management DPD and the Policies Map as follows:</i></p> <p><u>The policies in this DPD and others are given spatial expression through the Policies Map. When using the policies in this DPD reference will need to be made to the Policies Map to understand the geographical application of these policies. The table set out in appendix one, identifies those policies in this and other DPDs which give effect to the designations on the map. Appendix two comprises the main policies map itself. The main map sheet is also supplemented by a separate map booklet, comprising schedules of all sites/designations, and accompanying map sheets which is set out in appendix three. For the purpose of this consultation exercise an atlas is provided at appendix four which illustrates the changes/differences which arise as a result of the preparation of this DPD, from the current Policies Map adopted through the Core Strategy in April 2012.</u></p>
MM2		3A	<p><i>Add new 3rd Para as follows:</i></p> <p><u>Identified needs will be determined by the local planning authority and set out in published evidence base documents according to local needs and statutory requirements. As the permission of this type of use is related to identified demand it may be appropriate to grant temporary permissions where the future of this need is limited or uncertain. If the evidence base documents indicate that additional sites are required to accommodate gypsies and travellers, these will be allocated in a Local Plan to meet any identified need.</u></p>
MM3		LV 3.5 Supporting Text	<p><i>Add new 3<sup>rd</sup> Para as follows:</i></p> <p><u>Detailed furnished floor plans should be submitted with all relevant applications according to the form set out in the London Housing Design Guide. Where ceiling heights below 2.5m are proposed, these floor plans must demonstrate that spaces remain usable for their proposed purpose.</u></p>
MM4		3B	<p><i>Add new 2<sup>nd</sup> Para as follows:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
		Supporting Text	<u>Development of special residential accommodation should have particular regard to any impacts on amenity that may result from an overconcentration of uses in a particular area.</u>
MM5		4A Supporting Text	<i>Amend 2nd Para as follows:</i>  A site is not viable for re-occupation as an employment use where it is not lettable at a reasonable market rate for a period of two years or more, as advised by the London Industrial Capacity SPG, <u>or where necessary refurbishment can be shown to be uneconomic.</u>
MM6		LV 5.2 Supporting Text	<i>Add new 3<sup>rd</sup> Para as follows:</i>  <u>The Council expects applicants to undertake post-construction monitoring to demonstrate the actual carbon dioxide savings achieved by development. This is in addition to any energy assessments submitted at the application stage. Applicants should install equipment to monitor renewable/low carbon energy generation in their development and submit this data to the Council. This applies to all major development and Ealing may also seek this form of monitoring from other schemes where appropriate.</u>
MM7		LV 7.3 Supporting Text	<i>Amend 2<sup>nd</sup> paragraph as follows:</i>  <u>Development should not place additional pressure on police resources where this could be avoided through changes to design and layout.</u> Residential conversions may result in unsuitable lines of access or insecure placement of doors etc. These schemes will particularly benefit from the advice of the CPDA.
MM8		LV 7.4 Supporting Text	<i>Add new 1st paragraph as follows:</i>  <u>Many of Ealing's built areas exhibit a strong or high-value visual character, and this should be respected and strengthened with particular reference to the elements of local character set out in this policy. Some areas, conversely, may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve good development.</u>
MM9		7B Supporting Text	<i>Amend 1st paragraph as follows:</i>  High quality design is essential to all development and offers the opportunity to overcome constraints that would otherwise prevent the implementation of a development scheme. <u>Many of Ealing's built areas exhibit a strong or high-value visual character, and where this is the case this should be respected</u>

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			<p><u>and strengthened. Some areas, conversely, may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve good development.</u></p>
MM10		7B Supporting Text	<p><i>Amend 7th paragraph as follows:</i></p> <p>Residential Uses</p> <p>The London Plan 2011 encourages consideration of the home as a place of retreat, and residential uses have particular need for privacy and quiet. This obligation is reciprocal both to new development which will impact upon adjacent residential uses and to new residential developments themselves. Applications for residential use will be subject to particular scrutiny of their quality of amenity. Consideration will be given to use of residential buildings at night as this use is unusual in being occupied chiefly at that time. <u>Residential development and development impacting on existing residential areas should demonstrate that it maintains or improves the amenity of residents.</u></p>
MM11		7C	<p><i>Amend whole policy and supporting text as follows:</i></p> <p><del>Development that affects Ealing's heritage assets or their A settings must seek to preserve and enhance these assets according to their significance.</del></p> <p><del>Proposals affecting Designated Heritage Assets will be B determined according to their statutory protections</del></p> <p><del>Appropriate evidence is essential to the development of schemes that are suitable to their heritage context and setting. All proposals should therefore describe the heritage assets that they affect in sufficient detail to determine their historic, archaeological, architectural and artistic interest to a level proportionate with their importance. At minimum this should be by reference to Historic Environment Record or by a desktop analysis and reference to appropriate information such as local Conservation Area Assessments and Management Plans.</del></p> <p><del>The setting of any heritage asset is essential to its value and the ability to understand and appreciate that value. Development proposals that affect the setting of a heritage asset are expected to understand and respond appropriately to their heritage context.</del></p> <p><del>When assessing proposals for works to, or otherwise affecting, a statutory listed building substantial weight will be given to the preservation of the building or its setting and to including any features of special architectural or historic interest which it possesses.</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>When assessing proposals affecting conservation areas substantial weight will be given to the preservation or enhancement of the character or appearance of the areas.</del></p> <p><del>Heritage assets of local significance will be weighed particularly according to their local significance, especially their specific importance to the Borough and the degree to which they exemplify local character.</del></p> <p><u>A Development of heritage assets and their settings should:</u></p> <p><u>a be based on an analysis of their significance and the impact of proposals upon that significance.</u></p> <p><u>b conserve the significance of the asset in question.</u></p> <p><u>c protect and where appropriate restore original or historic fabric.</u></p> <p><u>d enhance or better reveal the significance of assets.</u></p> <p><u>B Development within or affecting the setting of Conservation Areas should:</u></p> <p><u>a retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the conservation area</u></p> <p><u>b retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area</u></p> <p><u>C The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.</u></p> <p><u>D Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.</u></p> <p><u>Heritage assets include locally listed buildings, and, for the purposes of this policy, assets may be identified at any point up to and including the application stage.</u></p> <p><u>Designated heritage assets are defined in the glossary of the NPPF and include Conservation Areas as a whole. Designated heritage assets are subject to various forms of statutory protection and the LPA will make reference to these in determining their significance and the appropriateness of development proposals. All such designations will be recorded as a constraint. Reference will also be made to the Conservation Area Appraisals and Management Plans that Ealing maintains for each of its conservation areas, and relevant design guidance where this exists.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Designated heritage assets, especially archaeological remains, and including registered parks and gardens, monuments and memorials are often subject to legal protections that extend beyond local planning powers and which do not require development activity in order to be activated. Ealing will use legal powers to protect assets at risk of harm whether this results from deliberate action or neglect.</u></p> <p><u>Significance is defined in the glossary of the NPPF and includes an asset's setting as well as its physical presence.</u></p>
MM12		LV 7.12 & Supporting Text	<p><i>Insert new clause as follows:</i></p> <p>J Development proposals should consider opportunities to facilitate and enhance views of the Landmarks designated below.</p> <p><u>K Proposals for the development of designated Landmarks should not compromise or detract from those elements that make them important as landmarks.</u></p> <p><i>Amend list to include new addition and renumber thereafter as follows:</i></p> <ol style="list-style-type: none"> <li>1. Earthen mounds, Northala Fields, Western Avenue UB5</li> <li>2. The Metropolitan Centre <u>Tower</u>, Bristol Road, Greenford UB6</li> <li>3. St Mary's Church, Church Road, Hanwell W7</li> <li>3.4. <u>Wharncliffe Viaduct</u></li> </ol>
MM13		7D	<p><i>See appendix one below. The majority of these changes were made post publication in response to the representations. Some further changes are now proposed following consideration of representors further statements and in response to discussions at the hearing. The main changes include revisions to the size thresholds for Housing/Flatted development to be consistent with those defined in the London Plan, and revisions to standards relating to Private Garden Space and Active Recreation. Some further minor changes are also proposed to the accompanying text to clarify the approach to implementing this policy and the appropriate use of financial contributions. The policy is provided in full at appendix one, with changes tracked. To aid the reader, the policy is also repeated at appendix two, without changes tracked.</i></p>
MM14		New Policy	<p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>
MM15		New Appendix	<i>Insert new appendix two – ‘Submission Policies Map’ (EPM2). The physical document will sit as a stand-alone document.</i>
MM16		New Appendix	<i>Insert new appendix three – ‘Submission Policies Map Booklet’ (EPM5). The physical document will sit as a stand-alone document.</i>
MM17		New Appendix	<i>Insert new appendix four – ‘Atlas of Map Changes’ (EPM6). It should be noted that this document is inserted here for the purpose of consultation on the main modifications, although is intended to be removed from the adopted document. Please note that the changes proposed with regard to St Margarets Road Open Space, as detailed in EPM6 ‘Atlas Map 4’ have been revisited again following the hearing sessions. The changes now proposed as detailed in MM18 and appendix three differ from those previously proposed. Accordingly the map at appendix three of this main modifications schedule supersedes Atlas Map 4 in EPM6.</i>
<b>Policies Map</b>			
The new changes below should also be read alongside those detailed in EPM6			
MM18		Main Map Sheet & Booklet – maps 1 & 4 and Schedules 2, 4 & 5	<i>St Margaret’s Road site – Removal of Development Site designation. Amend Metropolitan Open Land boundaries to exclude extent of area covered by recently completed residential development at 1-6 Saddleback Lane, and rear domestic gardens of 110 &amp; 112 St Margaret’s Road. Community Open Space designation retained (reflecting extent of area currently used for community growing), with boundary extended to include access off St Margaret’s Road. Amend SINC boundary to exclude extent of area covered by recently completed residential development at 1-6 Saddleback Lane. Update site area for ‘Fitzherbert Walk &amp; east of R. Brent’ (7.767), ‘St Margaret’s Road Community Open Space’ (0.3008) in schedules 2 and 4 of the Policies Map Booklet</i>

Ref	Page	Policy/ Paragraph	Main Modification
			<i>respectively. A revised inset map is set out at appendix three below. This map supersedes Atlas Map 4 in EPM6. These changes will also be reflected on the main Adopted Policies Map (EPM2) and in map sheets 1 and 4 of the Policies Map Booklet (EPM5).</i>
MM19		Main Map Sheet & Booklet – map 1 and new schedule	<i>Royal Borough of Kensington &amp; Chelsea Cemetery, Hanwell – Add Heritage Land designation. This site is recorded on English Heritage’s Register of Historic Parks and Gardens. This is illustrated at appendix four below.</i>
MM20		Main Map Sheet & Booklet – map 1 and new schedule	<i>City of Westminster Cemetery, Hanwell – Add Heritage Land designation. This site is recorded on English Heritage’s Register of Historic Parks and Gardens. This is illustrated at appendix four below</i>
MM21		Main Map Sheet & Booklet – map 7 and Schedule 9	<i>New secondary frontage proposed – 5, 6, 7, 7a and 7b Higham Mews, Northolt.</i>

## Appendix One

### Revised Policy 7D – with changes tracked

#### POLICY 7D OPEN SPACE

##### Local Policy

A All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2 below.

B Any development adjacent to or neighbouring existing open space should seek to enhance and not compromise the character of that open space or its function. A buffer strip of 5m around existing or proposed open spaces, or 10m in the case of SINC/SMI sites, will be protected from built development.

The provision of open space and facilities for sports & recreation underpin people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made in order that the scheme is acceptable ~~in land use planning terms.~~ 'Contribution' can include actual space provision or a monetary contribution. Financial contributions will be sought in accordance with the tests identified in the NPPF.

The ~~recreation-open space~~ needs generated will depend on the type of development being considered. The table below details those uses which generate demand for different categories of open space, sports and recreation space, and for which space provision/financial contributions will be required.

**Table 7D.1 Qualifying development**

	<b>Garden Space Private &amp; Communal Garden Space</b>	<b>Amenity Space****</b>	<b>Public Open Space</b>	<b>Children's Play Space*****</b>	<b>Allotments</b>	<b>Active Recreation (Outdoor)</b>
Housing/Flats 1-9 units	Y	<u>NA</u>	<u>Y</u> * <u>N</u>	Y	<u>Y</u> *** ( <u>contribution only</u> )	<u>NA</u>
Housing/Flats 10-149 units	Y	<u>NA</u>	<u>Y</u> * <u>Y</u>	Y	<u>Y</u> *** ( <u>contribution only</u> )	<u>NA</u>
Housing/Flats 150+ units	Y	<u>NA</u>	<u>Y</u> ** <u>Y</u>	Y	<u>Y</u> **	Y
Student Accommodation (Major)	<u>NA</u>	Y	Y	<u>NA</u>	<u>NA</u>	Y
Active Elderly	Y	<u>NA</u>	<u>NA</u>	<u>NA</u>	Y	<u>NA</u>
Less Active Elderly	Y	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
Commercial (Major)	<u>NA</u>	Y	<u>NA</u> †	<u>NA</u>	<u>NA</u>	Y

Key:

\* Financial contribution may be sought

\*\* Space or financial contribution sought

\*\*\* Financial contribution only

\*\*\*\* This provision requirement is primarily intended to satisfy the needs of none C3 and commercial uses, including although not limited to B1a and A1 uses. Where appropriate this will be substituted with a financial contribution to Public Open Space improvement. Whilst it is recognised that some amenity/ancillary space may be proposed in residential schemes, and is welcomed, no specific space standards are set. Priority instead is placed on achieving genuine private/communal garden space.

\*\*\*\*\*A contribution for child play space will be required where the child occupancy rate is calculated as having 10 or more children.

Where development triggers a need for open space, the amount of provision should be calculated using the following ~~minimum baseline~~ standards. These standards have been ~~developed based on a range of evidence, including the Council's Green Space Strategy...~~ informed by local evidence including such as the Council's Green Space Strategy and also build on the standards set out in the London Plan and associated Supplementary Planning Guidance. It should be noted that whilst these standards are set out ~~have been calculated separately below, they should~~ are not intended to be applied in isolation, or necessarily calculated in addition to one another. In fact the successful implementation of these standards will be dependent on maximising the multi-functional potential of open space. For example if public open space or garden space is genuinely playable this may substitute the need for additional child play space. This interaction between standards is key to ensuring that proposals respond to their context and the spatial priorities in relation to open space provision. In an area of public open space deficiency for example, the policy is designed to prioritise the provision of new public open space over additional garden space provision. It is also designed to prioritise financial contributions over space provision, where for example the existing quantity of provision is sufficient, but is of low quality, and would therefore benefit from further investment. Where space constraints, context or Council priorities necessitate financial contributions in place of space provision, these standards provide a measure to calculate shortfall which can be converted to a financial contribution to offset the difference.

**Table 7D.2 Space Provision Requirements**

<b>Provision Type</b>	<b>Area Requirement</b>
Private Garden Space (House)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant*50/75 sq. m. per unit
Private Garden Space (Flat)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant**15 sq. m. per unit
Amenity Space	50 sq. m per 1,000 sq. m of floorspace
Public Open Space	19.5 sq. m. per person***
Children's Play Space	10 sq. m. per child****

Allotments	1.7 sq. m per person
Active Recreation (outdoor)	7.3 sq. m. per person****

Key:

\_\_\_\_\_ These space standards should be read as minima.

\* This minimum baseline requirement derives from the Mayor's Housing SPG, and in most circumstances will need to be supplemented by additional private garden space to satisfy other policy requirements/design considerations. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 50 sq. m of private garden space per house. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. In respect of strategic development some of this additional provision may be substituted by Public Open Space provision.

\*\* This minimum baseline requirement derives from the Mayor's Housing SPG. This will typically take the form of private balcony areas for upper floor units and private garden areas for ground floor units. In addition communal provision should also be provided of a sufficient size to accommodate the need for recreation and landscaping. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 15 sq. m per flat. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. For smaller schemes such provision may also offset the need for additional child play space. Roof space should where possible also be maximised.

\*\*\* This standard derives from the Council's Green Space Strategy. Public Open Space provision should be determined, having regard to the borough target of 19.5 sq. m. per person, and by the amount of Private and Communal garden space proposed beyond the baseline standard, and the overall site area. Typically, for those developments, which make a high level of provision of private/communal garden space beyond the baseline standards, additional Public Open Space provision may not be required. Where planned garden space provision is low, provision will be sought on site where space allows, or via a financial contribution where space is constrained. Onsite provision will be prioritised in areas of deficiency. Reference in this regard should be made to the deficiency mapping provided in the Policies Map Booklet. In addition where existing Public Open Space exists in an area, but is already intensively used exceeding its capacity, the creation of new space may be preferable to securing further contributions. Typically strategic developments will have greatest potential to accommodate new Public Open Space onsite.

\*\*\*\* This standard derives from the London Plan and SPG. This provision standard should also be informed by the amount of Private and Communal garden space proposed, and the form/arrangement of this space. Where the upper level of provision is achieved in respect of private gardens for each individual house, or in respect of communal space for flatted development, separate child play space provision may not be required. In respect of larger developments separate provision onsite may be desirable, although this may substitute any enhanced private/communal garden space provision beyond the baseline standard. Occupancy levels should be calculated based on the methodology outlined in the London Housing Design Guide and the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).

~~\*\*\*\* This standard derives from the Council's 'Sports Facility Strategy 2012 to 2021', and in light of further revisions to this, supersedes the requirement in policy 5.6 of the Development (or Core) Strategy. In some instances the provision of outdoor space for sports may be accommodated within any new public open space provision.~~

~~Occupancy levels should be calculated based on the methodology outlined in the London Housing Design Guide and the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).~~

~~Quality requirements will be specified in a forthcoming Supplementary Planning Document.~~

~~The deficiency mapping completed as part of the Council's Green Space Strategy, will assist in determining whether provision should be on-site/off-site or via a contribution.~~

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In addition to securing adequate open space provision to meet the demands of new occupants/users, careful consideration should be given to ensure that new development on land adjoining existing designated open space open space is carefully sited/designed to enhance and minimise any impact on the function/character of the open space. Particular consideration in this regard should be given to the siting, scale, massing of buildings and the choice of boundary treatment. In assessing such proposals the Council will place particular attention on minimising the impact in terms of shadowing, the loss of views too and across the open space, and the creation of wind flow problems. To achieve this policy objective, where appropriate and necessary, the Council will expect a buffer strip around existing or proposed open spaces to be provided/retained, which is protected from built development. The depth of this strip will be guided by the particular circumstances of the case, including the existence of existing buildings. More sensitive treatment may be warranted where the open space is recognised for its nature conservation or heritage value. Typically, a buffer strip in the region of 5-10m should be provided/retained.

## Appendix Two

### Revised Policy 7D – with changes untracked

#### POLICY 7D OPEN SPACE

##### Local Policy

A All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2 below.

B Any development adjacent to or neighbouring existing open space should seek to enhance and not compromise the character of that open space or its function.

The provision of open space and facilities for sports & recreation underpin people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made in order that the scheme is acceptable. 'Contribution' can include actual space provision or a monetary contribution. Financial contributions will be sought in accordance with the tests identified in the NPPF.

The open space needs generated will depend on the type of development being considered. The table below details those uses which generate demand for different categories of open space, sports and recreation space, and for which space provision/financial contributions will be required.

Table 7D.1 Qualifying development

	Private & Communal Garden Space	Amenity Space****	Public Open Space	Children's Play Space*****	Allotments	Active Recreation (Outdoor)
Housing/Flats 1-9 units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 10-149 units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 150+ units	Y	NA	Y**	Y	Y**	Y
Student Accommodation (Major)	NA	Y	Y	NA	NA	Y
Active Elderly	Y	NA	NA	NA	Y	NA
Less Active Elderly	Y	NA	NA	NA	NA	NA
Commercial (Major)	NA	Y	NA	NA	NA	Y

Key:

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\*\* Space or financial contribution sought

\*\*\* Financial contribution only

\*\*\*\* This provision requirement is primarily intended to satisfy the needs of none C3 and commercial uses, including although not limited to B1a and A1 uses. Where appropriate this will be substituted with a financial contribution to Public Open Space improvement.

\*\*\*\*\*A contribution for child play space will be required where the child occupancy rate is calculated as having 10 or more children.

Where development triggers a need for open space, the amount of provision should be calculated using the following standards. These standards have been informed by local evidence including the Council's Green Space Strategy and also build on the standards set out in the London Plan and associated

Supplementary Planning Guidance. It should be noted that whilst these standards are set out separately below, they are not intended to be applied in isolation, or necessarily calculated in addition to one another. In fact the successful implementation of these standards will be dependent on maximising the multi-functional potential of open space. For example if public open space or garden space is genuinely playable this may substitute the need for additional child play space. This interaction between standards is key to ensuring that proposals respond to their context and the spatial priorities in relation to open space provision. In an area of public open space deficiency for example, the policy is designed to prioritise the provision of new public open space over additional garden space provision. It is also designed to prioritise financial contributions over space provision, where for example the existing quantity of provision is sufficient, but is of low quality, and would therefore benefit from further investment. Where space constraints, context or Council priorities necessitate financial contributions in place of space provision, these standards provide a measure to calculate shortfall which can be converted to a financial contribution to offset the difference.

Table 7D.2 Space Provision Requirements

Provision Type	Area Requirement
Private Garden Space (House)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant*
Private Garden Space (Flat)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant**
Amenity Space	50 sq. m per 1,000 sq. m of floorspace
Public Open Space	19.5 sq. m. per person***
Children's Play Space	10 sq. m. per child****
Allotments	1.7 sq. m per person
Active Recreation (outdoor)	7.3 sq. m. per person*****

Key:

\* This minimum baseline requirement derives from the Mayor's Housing SPG, and in most circumstances will need to be supplemented by additional private garden space to satisfy other policy requirements/design considerations. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 50 sq. m of private garden space per house. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. In respect of strategic development some of this additional provision may be substituted by Public Open Space provision.

\*\* This minimum baseline requirement derives from the Mayor's Housing SPG. This will typically take the form of private balcony areas for upper floor units and private garden areas for ground floor units. In addition communal provision should also be provided of a sufficient size to accommodate the need for recreation and landscaping. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 15 sq. m per flat. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. For smaller schemes such provision may also offset the need for additional child play space. Roof space should where possible also be maximised.

\*\*\* This standard derives from the Council's Green Space Strategy. Public Open Space provision should be determined, having regard to the borough target of 19.5 sq. m. per person, the amount of Private and Communal garden space proposed beyond the baseline standard, and the overall site area. Typically, for those developments, which make a high level of provision of private/communal garden space beyond the baseline standards, additional Public Open Space provision may not be required. Where planned garden space provision is low, provision will be sought on site where space allows, or via a financial contribution where space is constrained. Onsite provision will be prioritised in areas of deficiency. Reference in this regard should be made to the deficiency mapping provided in the Policies Map Booklet. In addition where existing Public Open Space exists in an area, but is already intensively used exceeding its capacity, the creation of new space may be preferable to securing further contributions. Typically strategic developments will have greatest potential to accommodate new Public Open Space onsite.

\*\*\*\* This standard derives from the London Plan and SPG. This provision standard should also be informed by the amount of Private and Communal garden space proposed, and the form/arrangement of this space. Where the upper level of provision is achieved in respect of private gardens for each individual house, or in respect of communal space for flatted development, separate child play space provision may not be required. In respect of larger developments separate provision onsite may be desirable, although this may substitute any enhanced private/communal garden space provision beyond the baseline standard. Occupancy levels should be calculated based on the methodology outlined in the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).

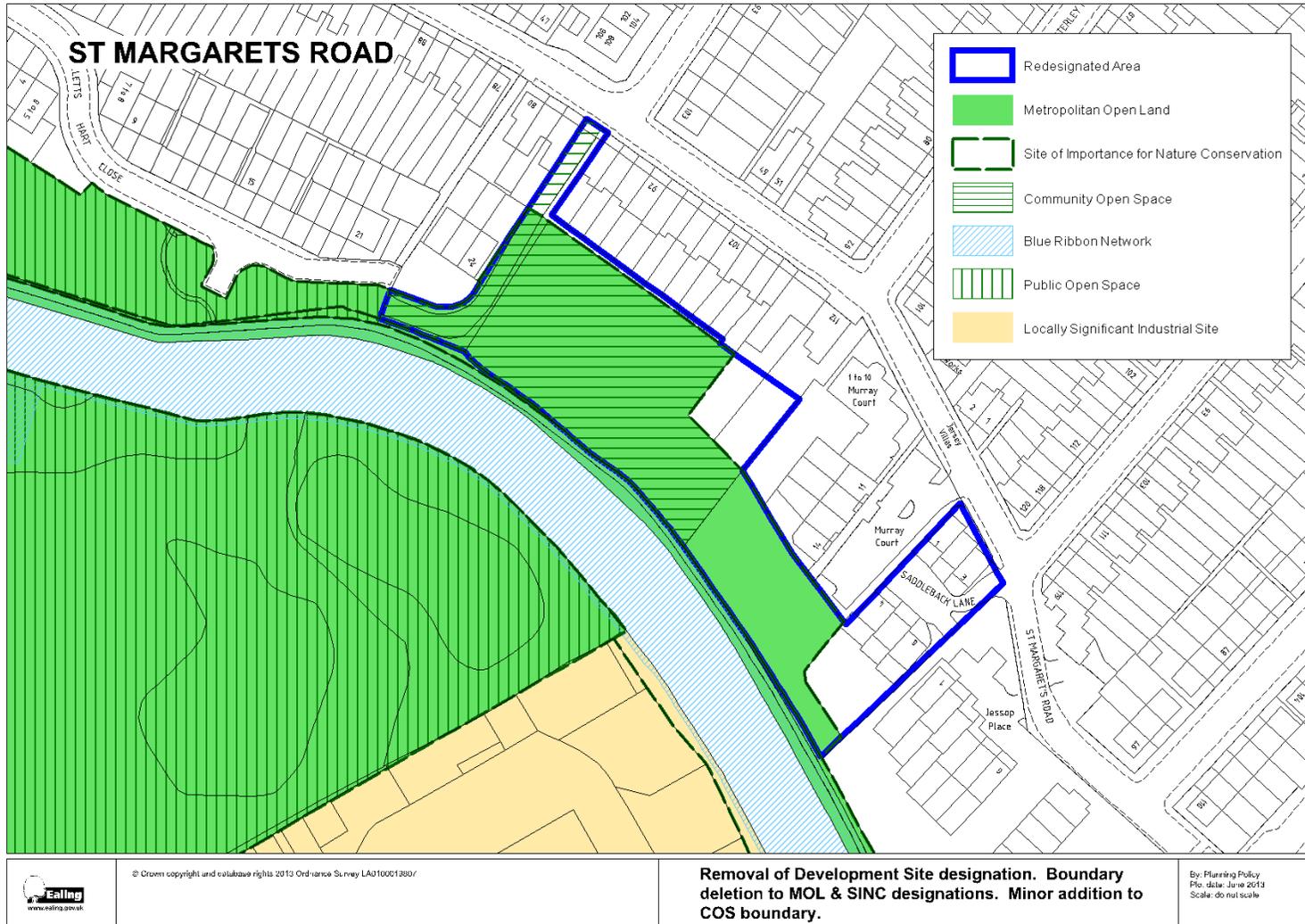
\*\*\*\*\* This standard derives from the Council's 'Sports Facility Strategy 2012 to 2021', and in light of further revisions to this, supersedes the requirement in policy 5.6 of the Development (or Core) Strategy. In some instances the provision of outdoor space for sports may be accommodated within any new public open space provision.

In addition to securing adequate open space provision to meet the demands of new occupants/users, careful consideration should be given to ensure that new development on land adjoining existing designated open space is carefully sited/designed to enhance and minimise any impact on the function/character of the open space. Particular consideration in this regard should be given to the siting, scale, massing of buildings and the choice of boundary treatment. In assessing such proposals the Council will place particular attention on minimising the impact in terms of shadowing, the loss of views

too and across the open space, and the creation of wind flow problems. To achieve this policy objective, where appropriate and necessary, the Council will expect a buffer strip around existing or proposed open spaces to be provided/retained, which is protected from built development. The depth of this strip will be guided by the particular circumstances of the case, including the existence of existing buildings. More sensitive treatment may be warranted where the open space is recognised for its nature conservation or heritage value. Typically, a buffer strip in the region of 5-10m should be provided/retained.

### Appendix Three

PLEASE NOTE THAT THIS INSET MAP SUPERSEDES ATLAS MAP 4 OF EPM6



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**Removal of Development Site designation. Boundary deletion to MOL & SINC designations. Minor addition to COS boundary.**

By: Planning Policy  
File date: June 2013  
Scale: do not scale

## Appendix Four

PLEASE NOTE THAT THIS MAP SUPERSEDES MAP 1 OF THE POLICIES MAP BOOKLET

