

Appendix 7

Canada Water AAP (March 2012)

Guidance	Consistency with NPPF
Section 1: introduction	Provides background to the document. Does not set out planning policies and is up to date.
Section 2: Canada Water today, challenges and opportunities	Provides history and summarises opportunities and challenges. Does not set out planning policies and is up to date.
Section 3: Vision and objectives	<p>NPPF guidance Paragraph 17 emphasises the need to ensure that development is plan-led, that it should proactively drive and support sustainable economic development to deliver the homes, business space, infrastructure and thriving local places. Development should take account of the different roles and character of different areas, promoting the vitality of our main urban areas. It should conserve the historic environment and take account of needs for social infrastructure.</p> <p>Compliance of guidance with NPPF The vision for the area and the objectives are consistent with the guidance in the NPPF. In his report on the AAP which followed the examination-in-public, the Planning Inspector noted that “Whilst still a draft document, the National Planning Policy Framework (NPF) indicates the importance of the plan-led system, wherein positive long-term visions for an area are enabled. This is achieved by the AAP” (paragraph 36, Inspector’s Report, November 2011).</p>
Section 4.2: Town centre/shopping policies 1-5	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. • Define a network and hierarchy of centres that is resilient to anticipated future economic changes. • Define town centre boundaries and set policies that make clear which uses will be permitted in the centres. • Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. • Undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites (para 23).

	<ul style="list-style-type: none"> Retain and enhance existing markets and, where appropriate, reintroduce or create new ones, ensuring that markets remain attractive and competitive (para 23). <p>Compliance of saved policy with NPPF</p> <p>The policies in this section describe how the council will create an accessible, distinctive and vibrant town centre. The council's retail strategy has recently been reviewed and updated through the Core Strategy. The council has undertaken an assessment of need and set out a strategy which involves creating a genuine town centre at Canada Water to provide a wider range of shops and services. It also sets out policies for ensuring that residents have access to day-to-day convenience shops and facilities across the AAP area.</p> <p>Conclusion: Policies 1-5 consistent with the NPPF.</p>
<p>Section 4.3: Transport policies 6-10</p>	<p>NPPF guidance</p> <p>Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas (para 31).</p> <p>Developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; consider the needs of people with disabilities by all modes of transport (para 35).</p> <p>In setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> The accessibility of the development. The type, mix and use of development. The availability of and opportunities for public transport . Local car ownership levels. An overall need to reduce the use of high emission vehicles (para 39). <p>Compliance of saved policy with NPPF</p> <p>Policy 7 and 8 state that the council will work with TfL to improve public transport.</p>

	<p>Policy 6 states that the council will support and improve walking and cycling routes and facilities.</p> <p>Policies 6-10 have been informed by the Canada Water Development Impact Study 2010 which provides an up-to-date assessment of the impact of development on transport infrastructure and informs and tests the transport strategy set out in the AAP.</p> <p>The NPPF is not prescriptive in terms of parking standards. It implies that London boroughs can rely on the Mayor's standards rather than prescribing their own standards. There is however discretion as to what standards should be used, with the NPPF only establishing some factors to take into account.</p> <p>Conclusion: Policies 6-10 are consistent with the NPPF.</p>
<p>Section 4: Leisure – policies 11-13</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (para 23). • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). <p>To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions LPAs should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment (para 70).</p> <p>Compliance of saved policy with NPPF Policy 13 supports arts, cultural and tourism in the AAP area, particularly in the town centre and the strategic cultural area. This is consistent with the thrust of the NPF which seeks to protect town centres and ensure that facilities which attract a lot of people are located in areas with good public transport accessibility. All the policies in this section work together to provide for recreational and cultural facilities.</p>

	Conclusion: Policies 11-13 are consistent with the NPPF.
Section 4: Places – policies 14-20	<p>NPPF guidance</p> <p>LPAs should</p> <p>Design/placemaking</p> <ul style="list-style-type: none"> • Establish a strong sense of place to create attractive and comfortable places to live, work and visit using streetscapes and buildings to (para 58). • Consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding new development more generally (para 59). • Seek to promote or reinforce local distinctiveness (para 60). • Aim to ensure that developments will function well and add to the overall quality of the area, for the lifetime of the development (para 58). • Set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (para 126). • Take into account sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (para 126). • Ensure that an area justifies such status because of its special architectural or historic interest when considering the designation of conservation areas, and that the concept of conservation is not devalued through the designation of areas that lack special interest (para 127). • In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, proportionate to its significance including any contribution made by their setting (para 128). <p>Open space</p> <ul style="list-style-type: none"> • Set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (para 114). • Set out planning policies that are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (para 73). • Protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development (para 74). • Support Local communities through local and neighbourhood plans to identify for special protection green areas of particular importance to them by designating the land as Local Green Space (para 76). • Protect and enhance valued landscapes, geological conservation interests and soils (para 109).

	<ul style="list-style-type: none"> • Recognise the wider benefits of ecosystem services (para 109). • Minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (para 109). <p>Energy</p> <ul style="list-style-type: none"> • Support the transition to a low carbon future in a changing climate and encourage the use of renewable resources (para 17). • Support the move to a low carbon future by actively supporting energy efficiency improvements to existing buildings; and setting any local requirement for a building’s sustainability in a way that is consistent with the Government’s zero carbon buildings policy and adopt nationally described standards. (para 95). • Should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources (para 98). <p>Compliance of saved policy with NPPF</p> <p>Policies 14-17 aim to ensure that development is well designed and promotes local distinctiveness. They set out criteria which are not prescriptive. Criteria regarding heritage seek to ensure that the significance of the heritage assets are considered. The policies are informed by an up-to-date characterisation study in the Canada Water AAP urban design background paper. Policy 18 provides a strategic approach for the provision and protection of open space and improving biodiversity. It has been informed by an up-to-date assessment of the need and supply of open spaces. It seeks to minimise impacts on biodiversity and anticipate future pressures. Policy 20 actively supports energy efficiency improvements and reduce energy consumption and CO2 emissions, specifically by supporting the inclusion of a district heating system. It is informed by an up-to-date energy study (the Canada Water Energy Study 2009) which assessed the most cost effective means of reducing CO2 in the action area.</p> <p>Conclusion: Policies 14-20 are consistent with the NPPF.</p>
<p>Section 4: Homes – policies 21-24</p>	<p>NPPF guidance</p> <p>LPAs should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; illustrate the expected rate of housing delivery through a housing trajectory; set out their own approach to housing density to reflect local circumstances (para 47) and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (para 50).</p>

	<p>Compliance of guidance with NPPF Policies 21-24 reiterate the core strategy housing policies and are largely consistent with the NPPF. However, the NPPF does not say specifically that we have to have a policy on affordable rent, but that need to ensure that Local Plan meets the need. The council may need to carry out a new SHMA or housing requirements study to investigate the need for affordable rent in more detail. The council will investigate the need for affordable rent by updating the housing evidence base and update our approach through the Local Plan review.</p>
<p>Section 4: Social and economic opportunities – policies 25-29</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area. • Avoid long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose (para 22). • Have a clear understanding of business needs and work with partners to prepare and maintain a robust evidence base (para 160). • Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education (para 162). <p>Compliance of saved policy with NPPF The AAP vision sets out the economic strategy and vision for the area. Policy 25 sets out the approach to jobs and businesses, including setting out the key sites where there will be new office and light industrial space. The proposals schedule in appendix 8 of the AAP sets out further information on the strategic sites to deliver the economic vision. The strategy is founded on a robust analysis of current and future needs for business space (the Employment Land Review, 2010). Policies 26-29 support the provision of education, health and community facilities, stating that the council will work with providers to ensure that appropriate provision is made.</p> <p>Conclusion: Policies 25-29 are consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>Part 5 places and sites</p>	<p>NPPF guidance Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate (para 157).</p> <p>Compliance of saved policy with NPPF</p>

	<p>Conclusion: The proposals sites are consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>Policy 33: s106 Planning obligations</p>	<p>NPPF Guidance Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas (para 31)</p> <p>Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (para 203)</p> <p>Planning obligations should meet the following tests:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • Directly related to the development; and • Fairly and reasonably related in scale and kind to the development (para 204) <p>Compliance of saved policy with NPPF</p> <p>The policy reflects the guidance in the NPPF. However, it will be updated in the revised AAP to reflect the fact that transport infrastructure is likely to be funded through CIL.</p>
<p>CWAAP1, CWAAP2, CWAAP3, CWAAP4, CWAAP5, CWAAP6, CWAAP7, CWAAP8, CWAAP9,</p>	<p>NPPF guidance Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate (para 157).</p> <p>Compliance of saved policy with NPPF Conclusion: CWAAP 6 has been completed.</p>

CWAAP10, CWAAP11, CWAAP12, CWAAP13, CWAAP14, CWAAP15, CWAAP16, CWAAP17, CWAAP18, CWAAP19, CWAAP20, CWAAP21, CWAAP22, CWAAP23.	The remaining proposals sites are consistent with the NPPF as they will deliver new housing and should be given significant weight in determining planning applications. The Council is preparing revisions to the AAP and will revise guidance for CWAAP7, CWAAP8, CWAAP9 and CWAAP12.
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