

Further Directions			
Direction Overview	Intention to Publish London Plan Policy	Modification to Remedy National Policy Inconsistency New text is shown as <b>bold red</b> and deleted text as <del>red strikethrough</del>	Statement of Reasons
<p><b>DR12 Tall Buildings</b></p> <p>The draft London Plan includes a policy for tall buildings but this could allow isolated tall buildings outside designated areas for tall buildings and could enable boroughs to define tall buildings as lower than 7 storeys, thus thwarting proposals for gentle density.</p> <p>This Direction is designed to ensure that there is clear policy against tall buildings outside any areas that boroughs determine are appropriate for tall buildings, whilst ensuring that the concept of gentle density is embedded London wide.</p> <p>It retains the key role for boroughs to determine where may be appropriate for tall buildings and what the definition of tall</p>	<p>Policy D9 part B</p> <p>And supporting paragraph 3.9.3</p>	<p>Policy D9 Tall buildings</p> <p><b>Definition</b></p> <p>A Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London <b>but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.</b></p> <p><b>Locations</b></p> <p>B 1) Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. This process should include engagement with neighbouring boroughs that may be affected by tall building developments in identified locations.</p> <p>2) Any such locations and appropriate tall building heights should be identified on maps in Development Plans.</p> <p>3) Tall buildings should only be developed in locations that are identified <b>as suitable</b> in Development Plans.</p> <p>3.9.3 Tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline. Boroughs should define what is a 'tall building' for specific localities, <b>however this definition should not be should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. This does not mean that all buildings up to this height are automatically acceptable, such proposals will still need to</b></p>	<p>Tall buildings can have significant impacts on their local surroundings. However, the approach of gentle densification is encouraged and in line with national policy in NPPF 2012 for a presumption in favour of sustainable development and to promote the use of brownfield land and focus development on existing settlements.</p> <p>So a balanced amendment is required to ensure that there is not an unintended policy against relatively modest height increases which could be caught by some definitions of tall buildings, for example the redevelopment of a 2 storey building to provide a 4-6 storey building.</p> <p>The 2012 NPPF Chapter 7 provides national policy on Good Design and para 58 refers to the importance of local character. The modification to policy D9 provides clear justification to avoid forms of development which are often considered to be out of character, whilst encouraging gentle density across London.</p>

<p>buildings are, so that it is suitable for that Borough.</p>		<p><b>be assessed in the context of other planning policies, by the boroughs in the usual way, to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area.</b> In large areas of extensive change, such as Opportunity Areas, the threshold for what constitutes a tall building should relate to the evolving (not just the existing) context. This policy applies to tall buildings as defined by the borough. Where there is no local definition, the policy applies to buildings over <b>6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. <del>25m in height in the Thames Policy Area, and over 30m in height elsewhere in London.</del></b></p>	
<p><b>DR4 amended Policy E4 Land for industry</b></p> <p>This Direction is to provide boroughs that are facing the choice of considering the use of green belt sites in order to accommodate housing need, an option of considering further industrial land release.</p>	<p>Updated para 6.4.8</p>	<p>6.4.8 Where industrial land vacancy rates are currently <del>well</del> above the London average, Boroughs are encouraged to assess whether the release of industrial land for alternative uses is more appropriate if demand cannot support industrial uses in these locations. <b>In exceptional circumstances when allocating land, boroughs considering the release of Green Belt or Metropolitan Open Land to accommodate housing need, may consider the re-allocation of industrial land, even where such land is in active employment uses.</b> Where possible, a substitution approach to alternative locations with higher demand for industrial uses is encouraged.</p>	<p>As part of an overall approach to achieving sustainable development and prioritising the use of brownfield land, as set out in NPPF 2012, Boroughs facing decisions about releasing Green Belt or MOL to accommodate housing need, should have the option of allocating industrial land to meet these needs.</p>