|  |
| --- |
| **Chapter 6 Economy**  |
| MSC.6.1 | E1 A  | A Improvements to the ~~competitiveness and~~ quality**, flexibility and adaptability** of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development. | City of London, Just Space, LB Islington, London Property Alliance, London Tenants Association | Clarification |
| MSC.6.2 | E1 B | B Increases in the current stock of offices should be supported in the locations in Parts C and D below, where there is authoritative, strategic and local evidence of sustained demand for office-based activities, taking into account projected demand for office-based employment and office floorspace to 2041 in Table 6.1. | London First, LB Islington, Lewisham, Merton, Redbridge and Sutton; L&Q, Redrow Homes London, Silvertown Homes | Clarification |
| MSC.6.3 | E1 C | C … and other nationally-significant office locations (such as Tech City~~,~~ **and** Kensington & Chelsea ~~and the Royal Docks Enterprise Zones~~), should be developed and promoted… |  | Clarification |
| MSC.6.4 | E1 D | D The diverse office markets in outer and inner London (outside the **areas identified in Part C** ~~CAZ and NIOD~~) should be consolidated and - where viable - extended… | LB Hackney | Clarification |
| MSC.6.5 | E1 E | E Existing viable office floorspace capacity in ~~outer and inner London~~ locations outside the **areas identified in Part C** ~~CAZ and NIOD~~ should be retained… | LB Hackney, LB Merton | Clarification |
| MSC.6.6 | E1 F | F Boroughs should consult upon and introduce Article 4 Directions to ensure that the CAZ, NIOD, Tech City, ~~the Royal Docks Enterprise Zones,~~ Kensington & Chelsea and geographically-defined parts of other existing and viable strategic and local office clusters… |  | Clarification |
| MSC.6.7 | E1 Paragraph 6.1.3 | 6.1.3 The projections indicate that the CAZ boroughs and some parts of **inner London** will continue to see growth in office employment and development of new office floorspace, driven by agglomeration economies, high value-added activities and viability of new space. There is broadly sufficient capacity to accommodate this demand in the CAZ and Northern Isle of Dogs~~73~~ complemented by Tech City and Kensington & Chelsea**, although there are sub-markets within these areas where demand may exceed capacity73.** ~~with~~ Stratford and Old Oak Common **are** identified as potential future reserves for CAZ-related office capacity. | LB Islington | Clarification |
| MSC.6.8 | E1 Paragraph 6.1.6 | 6.1.6 Outside the office to residential permitted development rights (PDR) exemption areas, more than 1.**9**~~6~~ million sqm of office space had received prior approval to change to residential by March 201**8**~~6~~74 mostly, but not exclusively, in town centres in west and south London and in areas around the CAZ fringe…  |  | Factual update  |
| MSC.6.9 | E1 Paragraph 6.1.6 | 6.1.6 … This Plan therefore supports boroughs to consult upon and introduce Article 4 Directions for the areas currently exempted in and around the CAZ ~~(see Policy SD2 Collaboration in the Wider South East)~~… |  | Factual update |
| MSC.6.10 | E1 Paragraph 6.1.6 | 6.1.6 … and for geographically-defined parts of other existing and viable strategic and local office **locations** ~~clusters~~,… | Jessica Ferm | Clarification |
| MSC.6.11 | E1 Paragraph 6.1.6 | 6.1.6 … to ensure that their office functions are not undermined by office to residential PDR **and to protect local amenity or the wellbeing of an area.** | MHCLG | Clarification |
| MSC.6.12 | E1 Paragraph 6.1.6A | *Insert new paragraph 6.1.6A*6.1.6A Surplus office space includes sites and/or premises where there is no reasonable prospect of these being used for business purposes. Evidence to demonstrate surplus office space should include strategic and local assessments of demand and supply, and evidence of vacancy and marketing (at market rates suitable for the type, use and size for at least 12 months, or greater if required by a local development plan document). This evidence should be used to inform viability assessments. | London Boroughs, London Councils, Federation of Small Businesses | Clarification |
| MSC.6.13 | E2 B | B Development proposals that involve the loss of existing B1 space (including creative and artist**s’** ~~studio~~ **work**space) in areas where there is an identified shortage of lower-cost space should: | London First, British Property Federation | Clarification |
| MSC.6.14 | E2 B | *Combine B 2 and B 3 and add text from 6.2.4*B …areas where there is an identified shortage of lower-cost space should: …2) ensure that an equivalent amount of B1 space is re-provided in the proposal (which is appropriate in terms of type, **fit-out** ~~specification,~~ use and size), incorporating existing businesses where possible~~, or~~**. In exceptional circumstances where this is not feasible, it must be** 3) demonstrate**d** that suitable alternative accommodation (in terms of type, **fit-out** ~~specification,~~ use and size) is available in reasonable proximity to the development proposal ~~and, where existing businesses are affected, that they are subject to relocation support arrangements before the commencement of new development~~. | London Boroughs, London Councils, Berkeley Group, London Property Alliance | Clarification  |
| MSC.6.15 | E2 C | C Development proposals for new B1 business floorspace greater than 2,500 sqm (gross external area)**, or a locally determined lower threshold in a local development plan document,** should consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium-sized enterprises. | LB Camden, LB Enfield, LB Islington | Clarification |
| MSC.6.16 | E2 Paragraph 6.2.1 | *Amend text and move to paragraph 6.2.2*6.2.1 Smaller occupiers and creative businesses are particularly vulnerable and sensitive to even small fluctuations in costs. To deliver a diverse economy, it is important that cost pressures do not squeeze out smaller businesses, particularly from fringe locations around central London, but also across the capital as a whole. ~~Ensuring a~~ **~~sufficient supply of business space~~** ~~of different types and sizes will help to ensure that workspace is available for occupation at an appropriate range of rents reflecting the specification, quality and location of the space.~~ |  | Clarification |
| MSC.6.17 | E2 Paragraph 6.2.2 | 6.2.2 **Low-cost business space** refers to secondary and tertiary space **that is available at open market rents**, which is of a lower specification than prime space … | London Boroughs, London Assembly Planning Committee, London First, Ballymore | Clarification |
| MSC.6.18 | E2 Paragraph 6.2.2 | *Add amended text from paragraph 6.2.1*6.2.2 … It usually commands rents at or below the market average. Ensuring a sufficient supply of business space of different types and sizes will help to ensure that workspace is available for occupation at an appropriate range of rents. Part B of Policy E2 supports the life-cycle of prime, secondary and tertiary business space over the longer term by securing the re-provision of capacity (at open market rents). | Ballymore, British Land, British Property Federation, CBI, CBRE Global Investing, Green Party Group, Landsec, L&Q, London First, London Forum of Amenity and Civic Societies, Redrow Homes, Royal London and Silvertown Homes | Clarification |
| MSC.6.19 | E2 Paragraph 6.2.4 | *Move text to clause E2 B*6.2.4 …**In** Part B.**2,**~~3~~ ~~of the policy applies in exceptional circumstances, where it can be demonstrated that it is not feasible to accommodate replacement workspace and existing businesses on-site through intensification or reconfiguration. W~~ **w**hat constitutes a reasonable proximity should be determined on the circumstances of each case having regard to the impact on business supply chains and access to labour supply…  | LB Bexley, LB Camden, London Councils, Berkeley Group, London Property Alliance | Clarification |
| MSC.6.20 | E2 Paragraph 6.2.4 | 6.2.4 …**Where appropriate,** ~~R~~ **r**elocation arrangements should be put in place prior to the commencement of development to ensure that disruption to existing businesses is minimised. |  | Clarification |
| MSC.6.21 | E2 Paragraph 6.2.6 | 6.2.6 If business space is demonstrated to be obsolete or surplus to requirements (see paragraphs 6.1.6A and 6.7.4), it should be **redeveloped for housing and other uses**. |  | Clarification |
| MSC.6.22 | E2 Paragraph 6.2.6 | 6.2.6… Evidence to assess the reasonable prospect of workspace being used for business purposes should include strategic and local assessments of demand and supply, and evidence of vacancy and marketing (for at least 12 months at market rates suitable for the type, specification, use and size). This evidence should be used to inform viability assessments. |  | Consistency |
| MSC.6.23 | E3 A | A …Such circumstances include workspace that is:1) ~~dedicated~~ for specific sectors that have social value such as charities or social enterprises2) dedicated for specific sectors that have cultural value…3) ~~dedicated~~ for disadvantaged groups starting up in any sector | Workspace Providers Board | Clarification |
| MSC.6.24 | E3 A 2 | A … Such circumstances include workspace that is:…2) …such as creative andartists’ studiosworkspace, rehearsal and performance spaceand designer-makerspaces | City of London, Theatres Trust | Clarification |
| MSC.6.25 | E3 A 4 | A … Such circumstances include workspace that is:…4) **supporting** ~~providing~~ educational outcomes through connections to schools, colleges or higher education | Workspace Providers Board | Clarification  |
| MSC.6.26 | E3 A 5 | A … Such circumstances include workspace that is:…5) supporting start-up **and** **early stage** businesses or regeneration. | Workspace Providers Board | Clarification |
| MSC.6.27 | E3 B | B Particular consideration should be given to the need for affordable workspace for the purposes in part A above: 1) where there is existing affordable workspace on-site2) in areas where cost pressures could lead to the loss of affordable **or low-cost** workspace for micro, small and medium-sized enterprises (such as in the City Fringe around the CAZ and in Creative Enterprise Zones)3) in locations where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area. | Workspace Providers Board | Clarification  |
| MSC.6.28 | E3 D | D Affordable workspace policies defined in Development Plans and **the terms set out in** Section 106 agreements should **ensure** ~~include ways of monitoring~~ that the objectives in part A above are **monitored and achieved** ~~being met~~, including evidence that the~~y~~ **space** will be managed by a workspace provider with a long-term commitment to maintaining the agreed or intended social, cultural or economic impact… |  | Clarification |
| MSC.6.29 | E3 D | D … Applicants are encouraged to engage with workspace providers at an early stage **in the planning process** to ensure that the space is configured and managed efficiently. | LB Barnet, LB Brent | Clarification |
| MSC.6.30 | E3 F | F The affordable workspace elements of a mixed-use scheme should be operational**,** **or have agreed finalised terms,** prior to residential elements being occupied. | Workspace Providers Board, London Councils, LB Camden, LB Southwark, London First, London Property Alliance, Business for London, Canary Wharf Group, Crest Nicholson Plc, Dagenham Dock Ltd, Home Builders Federation, Get London Living, Notting Hill Housing Trust, Taylor Wimpey UK | Clarification  |
| MSC.6.31 | E3 Paragraph 6.3.1 | 6.3.1 …It can be provided **and/or managed** directly by a **dedicated workspace provider, a** public, **private,** charitable or other supporting body; through grant and management arrangements (for example through land trusts); and/or secured permanently by planning or other agreements. | Workspace Providers Board | Clarification |
| MSC.6.32 | E3 Paragraph 6.3.3 | 6.3.3 As well as ensuring a sufficient supply of affordable business space, the Mayor also wishes to support sectors that have **cultural or social value** such as artists**,**~~’ studios,~~ designer-maker**s,** ~~spaces and~~ charities **and** ~~or~~ social enterprises for which low-cost space can be important... | Workspace Providers Board  | Clarification  |
| MSC.6.33 | E3 Paragraph 6.3.3A | *Insert new paragraph 6.3.3A*6.3.3 A Social, cultural, or economic development objectives can be set in planning obligations, or by ensuring workspace providers are on a Local Authority framework panel or accredited list. Arrangements for engaging a provider, how the space will be owned or leased and the process for review, changes in terms, disposal or termination, should be agreed with the Local Planning Authority. When drawing up local development plan policies, boroughs are encouraged to draw on the experience of local workspace providers to understand the nature of demand in an area. | Workspace Providers Board  | Clarification |
| MSC.6.34 | E3 Paragraph 6.3.4 | 6.3.4 …He will also provide assistance to artists and creative businesses through the Mayor’s Creative Enterprise Zones (see Policy HC5 Supporting London’s culture and creative industries) and promote schemes that provide linked affordable housing and ~~business~~ **affordable work**space in new housing developments. |  | Clarification |
| MSC.6.35 | E4 A | *Add text from E4 A 9)*A A sufficient supply of land and premises in different parts of London to meet current and future demands for industrial and related functions should be maintained**, taking into account strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution (see Policy E7)**… | LB Islington, Port of London Authority, Green Party Group, BA Pension Trustees, Nationwide Pension Fund Trustee & National Grid UK Pension  | Clarification |
| MSC.6.36 | E4 A | A …This should make provision for **the varied operational requirements of**:… | LB Islington, Port of London Authority, Green Party Group, BA Pension Trustees, Nationwide Pension Fund Trustee, National Grid UK Pension | Clarification |
| MSC.6.37 | E4 A 1 | 1) light and general industry industrial uses (Use Classes B1c and B2)  | LB Islington, Port of London Authority, Green Party Group, BA Pension Trustees, Nationwide Pension Fund Trustee, National Grid UK Pension | Clarification |
| MSC.6.38 | E4 A 2 | 2) storage and logistics/distribution **(Use Class B8)** including ‘last mile’ distribution close to central London and the Northern Isle of Dogs, consolidation centres and collection points  | Freight Transport Association | Clarification |
| MSC.6.39 | E4 A 3 | 3) secondary materials**,** ~~and~~ waste management **and aggregates** | Brett Group, East of England Local Government Association, Essex County Council, Freight on Rail, Rail Freight Group, Suffolk County Council, Tarmac  | Clarification |
| MSC.6.40 | E4 A 4 | 4) utilities infrastructure (such as energy and water) | London Sustainability Exchange, PCS Trade Union  | Clarification |
| MSC.6.41 | E4 A 9 | *Move text to E4 A*9) low-cost industrial and related space for micro, small and medium-sized enterprises (see also Policy E2 Low-cost business space) ~~taking into account strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution (see Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London’s economic function)~~ | LB Islington, Port of London Authority, Green Party Group, BA Pension Trustees, Nationwide Pension Fund Trustee, National Grid UK Pension | Clarification |
| MSC.6.42 | E4 A 10 | 10) Research and development of industrial and related products or processes (falling within Use Class B1b). | LB Lambeth, King’s College Hospital NHS Foundation Trust | Clarification |
| MSC.6.43 | E4 B 3 | B London’s land and premises for industry, logistics and services falls into three categories: … 3) non-Designated Industrial Sites78 - see **Policy E7 Part D** below. |  | Clarification |
| MSC.6.44 | E4 CNew Footnote 78A | C The retention**, enhancement** and provision of **additional** industrial capacity across the three categories of industrial land set out in part B should be planned, monitored and managed, having regard to the industrial property market area and borough-level categorisations in Figure 6.1 and Table 6.2. This should ensure that in overall terms across London there is no net loss of industrial**78A** floorspace capacity (and operational yard space capacity) within designated SIL and LSIS….*Insert new footnote 78A*78A Defined as the overall range of uses set out in Policy E4 Part A | London Industrial and Logistics Sounding Board, London First, London Riverside BID, Federation of Small Businesses, GLA Industrial BIDs Group, Jessica Ferm, Port of London Authority, SEGRO | Clarification |
| MSC.6.45 | E4 C | C … Any release of industrial land in order to manage issues of long-term vacancy and to achieve wider planning objectives, including the delivery of strategic infrastructure, should be facilitated through the processes of industrial intensification, co-location and substitution set out in Policy E7 **Industrial** ~~I~~**i**ntensification, co-location and substitution ~~of land for industry, logistics and services to support London’s economic function~~. |  | Factual update |
| MSC.6.46 | E4 D | D The retention**, enhancement** and provision of additional industrial capacity should be prioritised…  | London Industrial and Logistics Sounding Board, Just Space, London Riverside BID, GLA Industrial BIDs Group | Clarification |
| MSC.6.47 | E4 D 4A | *Insert new clause 4A*D … in locations that: …4A) support access to supply chains and local employment in industrial and related activities. | London Industrial and Logistics Sounding Board, Just Space, London Riverside BID, GLA Industrial BIDs Group | Clarification |
| MSC.6.48 | E4 H | H Development proposals for large-scale (greater than 2,500 sqm **GEA**~~GIA~~) industrial floorspace should consider the scope to provide smaller industrial units suitable for SMEs, in particular where there is a local shortage and demand for such space. | LB Bromley | Clarification |
| MSC.6.49 | E4 Paragraph 6.4.1 | 6.4.1 …This includes a diverse range of activities such as food and drink preparation, creative industry production and maker spaces, vehicle maintenance and repair, building trades, construction, waste **management including** recycling, transport functions, utilities infrastructure, emerging activities (such as data centres, renewable energy generation and clean technology…  | Environmental Services Association | Clarification |
| MSC.6.50 | E4 Paragraph 6.4.1 Footnote 79 | *Amend footnote 79 as follows:* **SEGRO, Keep London Working, 2017; Turley. Industrial Revolution, 2017** [**http://www.segro.com/media/keeplondonworking?sc\_lang=en**](http://www.segro.com/media/keeplondonworking?sc_lang=en)**; Turley. Industrial Revolution, 2017** [**https://www.turley.co.uk/comment/industrial-revolution**](https://www.turley.co.uk/comment/industrial-revolution) |  | Factual update.  |
| MSC.6.51 | E4 Paragraph 6.4.4 | 6.4.4 Over the period 2001 to 2015, more than 1,300 hectares of industrial land (including SILs, LSIS and Non-Designated Industrial Sites) was **~~transferred~~ released to other uses**. This was well in excess of previously established London Plan monitoring benchmarks81. … | Ballymore Group, Rockwell Property Limited | Clarification |
| MSC.6.52 | E4 Paragraph 6.4.5Footnote 83 | 6.4.5 …Floorspace capacity is defined here as either the existing industrial and warehousing floorspace on site or the potential industrial and warehousing floorspace that could be accommodated on site at a 65 per cent plot ratio83 whichever is the greater).*Amend footnote 83***83 Defined as total proposed industrial floorspace (see Part A), divided by the total proposed site area.** Source: London Employment Sites Database, **CAG Consulting** ~~GLA Economics~~, 2017: 65 per cent is the default plot ratio assumption for industrial and warehousing sites | Amazon UK Services Limited, Ballymore Group | Clarification |
| MSC.6.53 | E4 Paragraph 6.4.5A | *Insert new paragraph 6.4.5A*6.4.5A When applying this principle regard should be given to the characteristics and operational requirements of the different industrial uses set out in Part A. Yard space is an essential requirement for most industrial, logistics and related uses to support servicing, storage and operational needs. Development proposals should ensure that sufficient yard space is provided having regard to the operational requirements of the uses proposed. Mezzanine space should be excluded from calculations of industrial floorspace capacity. | Amazon UK Services Limited, LB Barking & Dagenham, LB Bexley, LB Southwark, London Industrial and Logistics Sounding Board, London Riverside BID, British Property Federation, Jessica Ferm, Freight Transport Association, L&Q, SEGRO, Silvertown Homes, UKWA, UPS, Vital OKR | Clarification |
| MSC.6.54 | E4 Paragraph 6.4.5B | *Insert new paragraph 6.4.5B*6.4.5B The principle of no net loss of industrial floorspace capacity applies to overall areas of SIL and LSIS, and not necessarily to individual sites within them. The **principle of no net loss** of floorspace capacity does not apply to sites previously used for utilities infrastructure or land for transport functions which are no longer required. | LB Harrow, Business for London, Jessica Ferm, SUEZ Recycling and Recovery UK Ltd | Clarification |
| MSC.6.55 | E4 Paragraph 6.4.8 | 6.4.8 There are three boroughs in the **‘Limited Release’ category** (all in the Thames Gateway) where industrial land vacancy rates are currently well above the London average. **These boroughs are encouraged to intensify industrial floorspace capacity, investigate the reasons for high levels of vacancy, take positive steps to bring vacant sites back into industrial use where there is demand** ~~There is scope in these selected boroughs for limited release of industrial land in SIL and/or LSIS through a plan-led approach to reduce these vacancy rates~~ and support the re-use of surplus **industrial** land and floorspace for other uses **through a proactive plan-led approach**. | GLA Labour Group, LB Newham, Freight Transport Association, Jessica Ferm, UPS | Clarification |
| MSC.6.56 | E5 A | A Strategic Industrial Locations (identified in Figure 6.2 and Table 6.3) should be managed proactively through a plan-led process to sustain them as London’s **largest concentrations** ~~main reservoirs~~ of industrial, logistics and related capacity for uses that support the functioning of London’s economy. | Just Space, Green Party Group, Vital OKR | Clarification |
| MSC.6.57 | E5 B 1 | B Boroughs, in their Development Plans, should:1) define the detailed boundary of SILs in policies maps having regard to the scope for intensification, co-location and substitution (set out in Policy E7 **Industrial** ~~I~~**i**ntensification, co-location and substitution ~~and use the adopted Local Plan SIL boundary as the basis for decision-making~~ | RB Greenwich | Clarification |
| MSC.6.58 | E5 B 2 | B Boroughs, in their Development Plans, should:2) develop local policies to protect and intensify the function of SILs and enhance their attractiveness and competitiveness (including ~~access~~ improvements **to access, public transport,** ~~and~~ digital connectivity **and other related infrastructure**) for the functions set out in part C | Federation of Small Businesses, LB Hounslow, London Forum of Civic and Amenity Societies, London Industrial and Logistics Sounding Board, London Riverside BID, GLA Industrial BIDs Group Olga Astaniotis, UKWA, Watford Borough Council | Clarification |
| MSC.6.59 | E5 C 4 | C Development proposals in SILs should be supported where the uses proposed fall within the broad industrial-type activities set out below:4) other industrial-type functions, services and activities not falling within the above Use Classes including secondary materials**,** ~~and~~ waste management, **aggregates,** utilities infrastructure, land for transport and wholesale markets | Brett Group, East of England Local Government Association, Essex County Council, Freight on Rail, Rail Freight Group, Suffolk County Council, Tarmac | Clarification |
| MSC.6.60 | E5 C 5A | *Insert new clause 5A*C Development proposals in SILs should be supported where the uses proposed fall within the broad industrial-type activities set out below:…5A) research and development of industrial and related products or processes (falling within Use Class B1b) | LB Lambeth, King’s College Hospital NHS Foundation Trust  | Clarification |
| MSC.6.61 | E5 Figure 6.2 | *Update Figure 6.2*  | LB Bromley | Clarification |
| MSC.6.62 | E6 A | A In their Development Plans, boroughs should:1) **Designate and** define detailed boundaries and policies for Locally Significant Industrial Sites (LSIS) in policies maps justified by evidence in local employment land reviews taking into account the scope for intensification, co-location and substitution(set out in Policy E7 **Industrial** ~~I~~**i**ntensification, co-location and substitution ~~of land for industry, logistics and services to support London’s economic function~~) | SEGRO, Vital OKR | Clarification |
| MSC.6.63 | E7 Title | Policy E7 IndustrialIintensification, co-location and substitution of land for industry, logistics and services to support London’s economic function |  | Amendment to make the policy title more concise |
| MSC.6.64 | E7 A 1 | A Development Plans and development proposals should be proactive and encourage the intensification of business uses in Use Classes B1c, B2 and B8 occupying all categories of industrial land through: 1) development of mezzanines  | London Industrial and Logistics Sounding Board, SEGRO  | Clarification |
| MSC.6.65 | E7 A 5 | A Development Plans and development proposals should be proactive and encourage the intensification of business uses in Use Classes B1c, B2 and B8 occupying all categories of industrial land through: … 5) more efficient use of land through higher plot ratios having regard to operational **yard space** requirements (including servicing) and mitigating impacts on the transport network where necessary. | Amazon UK Services Limited, LB Barking & Dagenham, LB Bexley, LB Southwark, London Industrial and Logistics Sounding Board, London Riverside BID, Jessica Ferm, Freight Transport Association, SEGRO, UKWA, UPS, Vital OKR | Clarification |
| MSC.6.66 | E7 B | B Development Plans and planning frameworks should be proactive and consider, in collaboration with the Mayor, whether certain logistics, industrial and related functions in selected parts of SILs could be intensified **to provide additional industrial capacity**. Intensification ~~should~~ **can also be used to** facilitate the consolidation of ~~the~~ **an** identified SIL to support the delivery of residential and other uses, such as social infrastructure, or to contribute to town centre renewal.  | London Industrial and Logistics Sounding Board, London First, London Riverside BID, Allies and Morrison, Federation of Small Businesses, GLA Industrial BIDs Group, Jessica Ferm, Port of London Authority, RB Greenwich, SEGRO | Clarification |
| MSC.6.67 | E7 C | C Development Plans and planning frameworks should be proactive and consider whether certain logistics, industrial and related functions in selected parts of LSIS could be intensified **to provide additional industrial capacity** and/or co-located with residential and other uses~~,~~ such as social infrastructure, or to contribute to town centre renewal. This process should meet the criteria set out in part E below...  | London Industrial and Logistics Sounding Board, London First, London Riverside BID, Allies and Morrison, Federation of Small Businesses, GLA Industrial BIDs Group, Jessica Ferm, Port of London Authority, Royal Borough of Greenwich, SEGRO | Clarification |
| MSC.6.68 | E7 D 2 | D Mixed-use or residential development proposals on Non-Designated Industrial Sites **should** ~~will~~ be supported where: …2) it has been allocated in a**n adopted local** ~~D~~ **d**evelopment ~~P~~ **p**lan **document** for residential or mixed-use development ~~on the basis of part D.1~~; or |  | Clarification |
| MSC.6.69 | E7 D 4 | D … be supported where: …4) suitable alternative accommodation (in terms of type, **fit-out** ~~specification~~, use and size) is available in reasonable proximity to the development proposal… |  | Clarification |
| MSC.6.70 | E7 E 3 | E The processes set out in Parts B, C and D above must ensure that:3) the intensified industrial, storage and distribution uses are completed ~~and operational~~ in advance of any residential component being occupied | Berkeley Group, Home Builders Federation, Boroughs, London Councils, Ashia Centur Limited, BA Pension Trustees, Nationwide Pension Fund Trustee & National Grid UK Pension, Provewell Limited, PRP  | Clarification |
| MSC.6.71 | E7 E 4 cA | *Insert new clause E 4 ca*E The processes set out in Parts B, C and D above must ensure that: ...4) … with particular consideration given to: …cA) agent of change principles (see Policy D12 Agent of Change) | LB Haringey, LB Harrow, Aggregate Industries UK Ltd, Cemex UK Ltd, Sainsburys Supermarkets Ltd | Clarification |
| MSC.6.72 | E7 E 4 e | E The processes set out in Parts B, C and D above must ensure that: ...4) … with particular consideration given to: …e) air quality, including dust, odour and emissions (see Policy SI1 Improving air quality and Policy SI2 Minimising greenhouse gas emissions) **and potential contamination**. | LB Islington  | Clarification |
| MSC.6.73 | E7 F | F Development Plans and planning frameworks should consider, in collaboration with **the GLA and** neighbouring authorities within and outside London, the scope to facilitate the substitution of some of London’s industrial capacity to related property markets elsewhere in London and beyond London’s boundary where: | LB Ealing, Enterprise M3 Local Enterprise Partnership  | Clarification |
| MSC.6.74 | E7 Paragraph 6.7.1 | 6.7.1 In collaboration with the Mayor, **all** boroughs are encouraged to explore the potential to **intensify industrial activities85** on industrial land **to deliver additional capacity** and **to** consider whether some types of industrial activities (particularly light industrial) could be co-located or mixed with residential **and other uses**. … | London Industrial and Logistics Sounding Board, London First, London Riverside BID, LB Newham, Ballymore Group, Allies and Morrison, East of England Local Government Association, Essex County Council, Federation of Small Businesses, GLA Industrial BIDs Group, Jessica Ferm, Port of London Authority, Roca Investments, Rockwell Property Limited, Royal Borough of Greenwich, Royal Borough of Kingston, SEGRO, Vital OKR | Clarification |
| MSC.6.75 | E7 Paragraph 6.7.2New Footnote 86A | 6.7.2 Whilst the majority of land in SILs should be retained and intensified for the industrial-type functions set out in part C of Policy E5 Strategic Industrial Locations (SIL), there may be scope for selected parts of SILs or LSISs to be consolidated. This should be done through a carefully co-ordinated plan-led approach (in accordance with parts B, C and E of Policy E7**86A** ~~Intensification, co-location and substitution of land for industry, logistics and services to support London’s economic function~~) … *Insert new footnote 86A*See also paragraphs 6.4.5 to 6.4.5B for the definition of industrial floorspace capacity | Ballymore Group, LB Barking & Dagenham  | Clarification |
| MSC.6.76 | E7 Paragraph 6.7.2 | 6.7.2 … to deliver an intensification of industrial and related uses in the consolidated SIL or LSIS and facilitate the **~~transfer~~ release of some land** for a mix of uses including residential. | Ballymore Group, Rockwell Property Limited  | Clarification |
| MSC.6.77 | E7 Paragraph 6.7.2 | 6.7.2 … Local Plan policies’ maps and/or OAPFs **and masterplans** should indicate clearly: … | Freight Transport Association, Home Builders Federation, RB Greenwich, Green Party Group, John Lewis Partnership, Just Space, Vital OKR  | Clarification |
| MSC.6.78 | E7 Paragraph 6.7.2 | 6.7.2 … (i) the area to be retained and intensified as SIL or LSIS (and to provide future capacity for the uses set out in Policy E5 Strategic Industrial Locations (SIL) and Policy E6 Locally Significant Industrial Sites) and (ii) the area to be ~~removed~~ **released** from SIL or LSIS (see illustrative examples in Figure 6.3)… | Ballymore Group, Rockwell Property Limited | Clarification |
| MSC.6.79 | E7 Paragraph 6.7.2 | 6.7.2 … ii) the area to be ~~removed~~ released from SIL or LSIS (see illustrative examples in Figure 6.3). **Masterplans should cover the whole of the SIL or LSIS, and should be informed by the operational requirements of existing and potential future businesses.**   | Freight Transport Association, Home Builders Federation, RB Greenwich, Green Party Group, John Lewis Partnership, Just Space, Vital OKR  | Clarification |
| MSC.6.80 | E7 Paragraph 6.7.2A | *Insert new paragraph 6.7.2A*6.7.2A These approaches may be supported by land swaps within the SIL or LSIS, within the borough or in collaboration with neighbouring authorities. To ensure that such development works effectively, there should be a development agreement in place between a residential and the industrial developer and associated (non-industrial) developers to support this process. …  | LB Harrow, LB Newham, London First, London Industrial and Logistics Sounding Board, London Riverside BID, GLA Industrial BIDs Group, Jessica Ferm, Prologis, SEGRO, Ashia Centur Limited | Clarification |
| MSC.6.81 | E7 Paragraph 6.7.2A | 6.7.2A …In order to follow the Fast Track Route (see Policy H4 Meanwhile use), industrial sites will need to meet the 50 per cent threshold for affordable housing. |  | Clarification |
| MSC.6.82 | E7 Paragraph 6.7.3 | 6.7.3 Outside of areas designated as SIL or LSIS there may be opportunities to deliver **co-location involving** a **mix of industrial and residential and/or other uses on the same site** either side-by-side or through vertical stacking. …  | Allies and Morrison, Ballymore Group, LB Newham, London Industrial and Logistics Sounding Board, London Riverside BID, GLA Industrial BIDs Group, UKWA, Vital OKR | Clarification |
| MSC.6.83 | E7 Paragraph 6.7.4 | 6.7.4 Evidence to demonstrate ‘**no reasonable prospect**’ of Non-Designated Industrial Sites being used for industrial and related purposes should include: **•** strategic and local assessments of demand **•** evidence of vacancy and marketing the site should have been marketed with appropriate lease terms and at market rates suitable for the type, use and size (for at least 12 months, or greater if required by a local development plan document), and where the premises are derelict or obsolete, offered with the potential for redevelopment to meet the needs of modern industrial users…  | Federation of Small Businesses, RB Greenwich, Tate and Lyle Sugars | Clarification |
| MSC.6.84 | E7 Paragraph 6.7.6 | 6.7.6 … This should ensure that the need to maintain sufficient capacity for industry to service London’s economy and residents is considered alongside other planning objectives including delivery of strategic infrastructure, housing, social infrastructure and other uses. **Further advice on the implementation of Policy E7 will be provided in Supplementary Planning Guidance.** |  | Clarification |
| MSC.6.85 | E8 D | D Innovation, including London’s role as a location for research and development should be supported, and collaboration between businesses, higher education **providers** ~~institutions~~ and other relevant research and innovation organisations should be encouraged. | London Higher, NUS, University of London  | Consistency |
| MSC.6.86 | E8 E | E London’s higher and further education p**roviders** ~~institutions~~ and their development across all parts of London should be promoted. …  | London Higher, NUS, University of London  | Consistency |
| MSC.6.87 | E8 GA | *Insert new clause GA*GA Boroughs are encouraged to identify and support the growth of sustainably-located employment clusters and sectors in inner and outer London. | LB Waltham Forest, London Stansted Cambridge Consortium, London Tenants Federation, Save Swiss Cottage, HFFTRA, Benhill Residents, Earls Court Public Sector Tenants’ Association, Individuals | Clarification |
| MSC.6.88 | E8 Paragraph 6.8.3 Point 2 | 6.8.3 … These include: …* **culture and creative industries** – building on London’s particular strengths in film, fashion and design, with clusters emerging across the city (including Creative Enterprise Zones – see Policy HC5 Supporting London’s culture and creative industries), and the Mayor’s vision to turn the Thames Estuary into a ‘Production Corridor’, developing facilities for artistic and creative production from East London to Southend **and into Kent**
 | Thames Gateway Kent Partnership | Clarification |
| MSC.6.89 | E8 Paragraph 6.8.3 Point 5 | 6.8.3 … These include: …* **low carbon and environmental goods and services sector** – building on London’s existing strengths in areas such as carbon finance, geothermal, wind energy, building technologies, alternative fuels, photovoltaics and waste management. The Mayor will support businesses to adopt the principles of the circular economy **as set out in** **Policy SI7 Reducing waste and supporting the circular economy**. ~~reducing waste and improving resource recovery and reuse~~ The Mayor will also support the growth of London’s CleanTech sector across London. …
 | London Waste and Recycling Board | Consistency |
| MSC.6.90 | E8 Paragraph 6.8.3 Point 5 | 6.8.3 … These include: …* **...** with the development of a major innovation campus by Imperial College **London** at White City, and the simultaneous redevelopment of Old Oak and Park Royal into a smart and sustainable district
 | Imperial College London | Factual update |
| MSC.6.91 | E8 Paragraph 6.8.4 | 6.8.4 The Mayor also supports measures to secure and develop **London’s leading role as a centre of higher and further education** of national and international importance. London’s higher and further education **providers** ~~institutions~~ have considerable potential for innovation supported by collaboration between businesses, the public sector and other relevant research organisations. These initiatives can act as a catalyst for economic growth and promote social mobility in areas with high levels of deprivation by creating new jobs and training opportunities for local residents, as well as supporting the growth of emerging sectors in London. The Mayor will support higher and further education **providers** ~~institutions~~ and boroughs to identify opportunities to work in partnership to benefit from the development of higher and further education facilities.  | London Higher, NUS, University of London  | Consistency |
| MSC.6.92 | E8 Paragraph 6.8.6A | *Insert new paragraph 6.8.6A*6.8.6A Boroughs across London contain a rich variety of employment areas, including industrial estates, high streets and areas within and on the edge of town centres, which provide locations and opportunities for locally significant sectors and clusters of businesses. These are important for local economies and provide diverse employment opportunities for local residents. Boroughs are encouraged to identify these sectors and clusters and set out policies in Local Plans that support their growth in sustainable ways, having regard in particular to public transport provision and ensuring the vitality and viability of town centres. | LB Waltham Forest, London Stansted Cambridge Consortium, London Tenants Federation, Save Swiss Cottage, HFFTRA, Benhill Residents, Earls Court Public Sector Tenants’ Association, Individuals | Clarification |
| MSC.6.93 | E9 BA | *Insert new clause BA*BA Development plans and development proposals should: | Community groups, Just Space, Federation of Small Businesses, TUC, London Food Link, individuals  | Clarification |
| MSC.6.94 | E9 BA 7 | **BA Development plans and planning proposals should:**7 support ~~the range of~~ London’s markets **in their full variety**, including street markets, covered markets, specialist and farmers’ markets, complementing other measures to improve their management, enhance their offer and contribute to **local identity and** the vitality of town centres and the Central Activities Zone | Community groups, Just Space, Federation of Small Businesses, TUC, London Food Link, Individuals | Clarification  |
| MSC.6.95 | E9 C | C Development proposals containing A5 hot food takeaway uses should not be permitted where these are within 400 metres walking distance **from the entrances and exits** of an existing or proposed primary or secondary school. … | LB Barnet | Clarification |
| MSC.6.96 | E9 C | C … Boroughs should also ~~consider whether it is appropriate to~~ **carefully** manage ~~an~~ **the** over-concentration of A5 hot food takeaway uses within ~~Local, District and other~~ town centres **and other areas** through the use of locally-defined thresholds in Development Plans. | Office of London CCGsPHE London | Consistency |
| MSC.6.97 | E9 Paragraph 6.9.1 | 6.9.1 A diverse and competitive retail sector that meets the needs of Londoners and visitors to the capital is important. Retailing is undergoing ~~a period of continued~~ restructuring in response to recent trends and future forecasts for consumer expenditure, population growth, technological advances and changes in consumer behaviour, with increasing proportions of spending made via the internet. | London Forum of Amenity and Civic Societies | Clarification |
| MSC.6.98 | E9 Paragraph 6.9.3 | 6.9.3 … Boroughs should plan proactively to accommodate that demand and manage the transition of surplus retail (including high street frontages, purpose-built shopping centres, malls and retail parks) to other uses in line with this **policy** and Policy SD6 Town centres **and high streets**, Policy SD~~7~~ **8** Town centre network, Policy SD~~8~~ **7** Town centres: development principles and Development Plan Documents**, while ensuring sufficient capacity for convenience retail to meet the day-to-day needs of local residents** ~~and Policy E9 Retail, markets and hot food takeaways~~. | LB Islington | Clarification |
| MSC.6.99 | E9 Paragraph 6.9.4 | 6.9.4 …extend choice and access to a range of goods, contribute to the vitality and viability of town centres **and the character of high streets**, and provide opportunities for new businesses to start-up. Several markets are of strategic importance, such as those at Portobello Road, Borough, Columbia Road and Camden for example, and offer significant attractions for Londoners and visitors to the capital. **Many markets have a specialist function, serving the shopping and leisure needs of a specific ethnic group, or providing speciality products and services.** Whilst the planning system can help support the range of London’s markets, broader actions are often required in terms of management and investment. The Mayor has established the London Markets Board to help ensure that markets continue to flourish, support growth in town centres and associated high streets, and remain vibrant attractions for all Londoners and visitors to the capital. | Community groups, Just Space, Federation of Small Businesses, TUC, London Food Link, individuals | Clarification and consistency |
| MSC.6.100 | E9 Paragraph 6.9.4 Footnote 91 | *Amend footnote 91 as follows:* GLA Street Markets research – Understanding London’s Markets**, GLA 2017.**  |  | Factual update |
| MSC.6.101 | E9 Paragraph 6.9.5 | 6.9.5 …The proliferation and concentration of these uses should be carefully managed through Development Plans **and planning decisions**, particularly in town centres that are within Strategic Areas for Regeneration (see Table A1.1), which tend to have higher numbers of these premises92. …  |  | Consistency |
| MSC.6.102 | E9 Paragraph 6.9.5 and Footnote 92 |  6.9.5 … that are within Strategic Areas for Regeneration (see Table A1.1), which tend to have higher numbers of these premises92. **Boroughs may require** **Health Impact Assessments for particular uses.***Amend footnote 92 as follows:* 92 London Town Centre Health Check, GLA ~~2017~~**2018.** | LB Camden, LB Islington  | Clarification |
| MSC.6.103 | E9 Footnote 93 | 93 From Evidence into Action: Opportunities to Protect and Improve the Nation’s Health. Public Health England, Oct. 2014. [~~https://www.gov.uk/government/publications/from-evidence-into-action-opportunities-to-protect-and-improve-thenations-health~~](https://www.gov.uk/government/publications/from-evidence-into-action-opportunities-to-protect-and-improve-thenations-health)[**https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/366852/PHE\_Priorities.pdf**](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/366852/PHE_Priorities.pdf) |  | Factual Update |
| MSC.6.104 | E9 Footnote 94  | 94 ~~Public Health England (2016) Fast Food Map~~ [~~https://www.noo.org.uk/securefiles/161024\_1252//FastFoodmap\_FINAL.pdf~~](https://www.noo.org.uk/securefiles/161024_1252//FastFoodmap_FINAL.pdf)**Fast Food Map. Public Health England, 2016** [**https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/578041/Fast\_food\_map\_2016.pdf**](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/578041/Fast_food_map_2016.pdf) |  | Factual Update |
| MSC.6.105 | E9 Paragraph 6.9.7 | 6.9.7 … **Boroughs wishing to set a locally-determined boundary from schools should justify this using evidence provided by public health leads.** Shift and night-time workers also find it particularly difficult to access healthy food due to the limited options available to them at night time.  | TCPA | Clarification |
| MSC.6.106 | E9Footnote 95 |  [~~http://www.cieh.org/healthier-catering-commitment.html~~](http://www.cieh.org/healthier-catering-commitment.html)**The Healthier Catering Commitment** [**https://www.london.gov.uk/what-we-do/business-and-economy/food/our-projects-food-london/healthier-catering-commitment**](https://www.london.gov.uk/what-we-do/business-and-economy/food/our-projects-food-london/healthier-catering-commitment) |  | Factual Update |
| MSC.6.107 | E10 B | B The special characteristics of major clusters of visitor attractions and **heritage assets and** the diversity of cultural infrastructure in all parts of London should be conserved, enhanced and promoted.  | Historic England  | Clarification  |
| MSC.6.108 | E10 C & CA | *E10 C divided into clauses C and CA* |  |  |
| MSC.6.109 | E10 C | C A sufficient supply **and range** of serviced accommodation ~~for business visitors~~ should be maintained. | RB Kingston, LB Islington  | Clarification  |
| MSC.6.110 | E10 CA | *Insert new clause CA*CA ~~and~~ ~~t~~ **T**he provision of high-quality convention facilities in town centres and in and around the CAZ should be supported. |  | Clarification  |
| MSC.6.111 | E10 CB | *Insert new clause CB*CB Camping and caravan sites should be supported in appropriate locations. |  | Clarification |
| MSC.6.112 | E10 D | D Within the CAZ, strategically important serviced accommodation should be promoted in Opportunity Areas, with smaller-scale provision in ~~the commercial core~~ **other** parts of the CAZ **except wholly residential streets or predominantly residential neighbourhoods** (see Policy SD5 Offices, other strategic functions and residential development in the CAZ), … |  | Consistency |
| MSC.6.113 | E10 D | D … **and** subject to the impact on ~~strategic~~ office space **and other strategic functions.** … | Westminster City Council | Clarification |
| MSC.6.114 | E10 D | D … Intensification of the provision of servicedaccommodation in areas of ~~existing~~ concentration should be resisted, ~~except~~ where this ~~will not~~ compromise**s** local amenity or the balance of local land uses. | LB Islington  | Clarification and readability  |
| MSC.6.115 | E10 F | F The role of apart-hotels and short-term lettings should be supported whilst ensuring that they do not compromise housing provision (see Policy H11 Ensuring the best use of stock). **Through development plan policies, boroughs may address impacts on local amenity caused by short-term lettings.** | LB Newham, Marble Arch Partnership  | Clarification |
| MSC.6.116 | E10 G 1 | G To ensure sufficient choice for people who require an accessible bedroom……1) 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; OR | Just Space, LB Tower Hamlets, LB Camden, ARUP, The Access Association  | Factual update |
| MSC.6.117 | E10 G 2 | G To ensure sufficient choice for people who require an accessible bedroom…2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice .following requirements:a) one room or five per cent, whichever is the greater, with a wheelchair-accessible shower room for independent useb) a further one room or one per cent, whichever is the greater, with a fixed tracked-hoist system or similar system with the same degree of convenience and safety as an en-suite bathroom for assisted use, and a connecting door to an adjoining (standard) bedroom for use by an assistant or companionc) one room or five per cent, whichever is the greater with an en-suite shower room to meet the requirements of ambulant disabled peopled) four per cent of bedrooms easily adaptable and large enough for easy adaptation to be wheelchair-accessible (with en-suite) if required in the future, and incorporate all the correct dimensions and sanitary layouts and be structurally capable of having grab-rails installed quickly and easily if required. | Just Space, LB Tower Hamlets, LB Camden, ARUP, The Access Association  | Factual update |
| MSC.6.118 | E10 Paragraph 6.10.1 | 6.10.1 … complemented by supporting infrastructure including visitor accommodation, **a** high-quality public realm, public toilets and measures to promote access by walking, cycling and public transport.  |  |   |
| MSC.6.119 | E10 Paragraph 6.10.2 | 6.10.2 … It is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, which is an average of 2,230 bedrooms per annum. In addition to leisure visitors, the needs of business visitors require consideration, including provision of suitable facilities for meetings, conferences and exhibitions in both hotels and purpose-built convention and exhibition centres.  | LB Islington  | Clarification |
| MSC.6.120 | E10 Paragraph 6.10.3 | 6.10.3 **Boroughs in the CAZ** are encouraged to direct strategically-significant serviced accommodation (defined as more than 20,000 sqm in the CAZ) towards the CAZ Opportunity Areas ~~with smaller-scale provision in other commercial core areas of the CAZ~~. … |  | Consistency |
| MSC.6.121 | E10 Paragraph 6.10.4 | 6.10.4 …that the impact such provision can have on traditionally residential areas is addressed. In local Development Plan Documents, boroughs may seek to address issues such as over-concentration and servicing of short-term lets, to protect local amenity. … | LB Newham, Marble Arch Partnership | Clarification |
| MSC.6.122 | E10 Paragraph 6.10.4 | 6.10.4 … residential areas is addressed. In local Development Plan Documents, boroughs may seek to address issues such as over-concentration and servicing of short-term lets, to protect local amenity. … | LB Newham, Marble Arch Partnership | Clarification |
| MSC.6.123 | E10 Paragraph 6.10.4 | 6.10.4 …The use of student halls as visitor accommodation during university vacation periods can help meet seasonal fluctuations in demand. **The scale and nature of the use will determine whether planning permission is required.** … | LB Islington | Clarification |
| MSC.6.124 | E11 A | A The Mayor will work with strategic partners to address low pay and **gender and ethnicity pay gaps**, ... | SEGRO, GLA Labour Group | Clarification |
| MSC.6.125 | E11 A | A …**and as set out in his Skills for Londoners Strategy** ~~supported by his Skills for Londoners Taskforce,~~ co-ordinate national, regional and local initiatives to promote inclusive access to training, skills and employment opportunities for all Londoners. | Cross River Partnership  | Factual update |
| MSC.6.126 | E11 B | *E11 B divided into B1, B2 and B3* |  | Readability |
| MSC.6.127 | E11 B | B Development proposals should ~~seek to~~ support employment…  | TUC London, South East and East of England | Clarification |
| MSC.6.128 | E11 B  | B … Boroughs should ensure these are implemented in ways that: ~~(a~~**1**) enable ~~trainees~~ **people undertaking training** to complete their training and apprenticeships~~,~~ ~~(b~~**2**) ensure the greatest level of take-up possible by Londoners of the training, apprenticeship and employment opportunities created, and~~(c~~ **3**) increase the proportion of under-represented groups within the construction industry workforce. In partnership with the Mayor, boroughs are encouraged to consider cross-borough working to open up opportunities, including those created via Section 106 obligations, on a reciprocal basis, to residents from adjacent boroughs and across London. | LB Newham | Clarification |
| **Chapter 7 Heritage and Culture** |
| MSC.7.1 | HC1 A | A This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to**, and interpretation of,** the heritage assets, landscapes and archaeology within their area. | City of London Corporation | Clarification |
| MSC.7.2 | HC1 B 4 | B …This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by: …4) delivering positive benefits that ~~sustain~~ **conserve** and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing. | London Forum of Amenity and Civic Societies | Clarification |
| MSC.7.3 | HC1 C | C …Development proposals should ~~seek to~~ avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. | Historic England, LB Enfield, LB Hillingdon | Clarification |
| MSC.7.4 | HC1 Paragraph 7.1.1 | 7.1.1…London’s heritage assets and historic environment are irreplaceable and an essential part of what makes London a vibrant and successful city, and their effective management is a fundamental component of achieving good growth. The Mayor will develop a London-wide Heritage Strategy, together with Historic England and other partners, to support the capital’s heritage and the delivery of heritage-led growth. | Historic England | Clarification |
| MSC.7.5 | HC1 Paragraph 7.1.2 | 7.1.2 …Non-designated assets cover an even wider range of features including buildings of local interest, most archaeological remains, canals, docks and waterways, historic hedgerows**,** ~~and~~ ancient woodlands**, and aged or veteran trees**. … | Natural England | Clarification  |
| MSC.7.6 | HC1 Paragraph 7.1.2 | 7.1.2 … The distribution of designated assets differs across different parts of London, and is shown in Figure 7.1, Figure 7.2, Figure 7.3, ~~Figure 7.4~~ and Figure 7.5. Note that these maps are for illustrative purposes only. |  | Clarification |
| MSC.7.7 | HC1 Figure 7.1 | Update key |  | Clarification  |
| MSC.7.8 | HC1 Paragraph 7.1.3 | 7.1.3 Ensuring the **identification and sensitive management of London’s heritage assets** in tandem with promotion of the highest standards of ~~modern~~ architecture … | Historic England, LB Islington | Clarification  |
| MSC.7.9 | HC1 Paragraph 7.1.3 | 7.1.3 … will be essential to maintaining the blend of old and new that ~~gives~~ **contributes to** the capital**’s** ~~its~~ unique character. … |  | Clarification |
| MSC.7.10 | HC1 Paragraph 7.1.4 | 7.1.4 …London containing over 196,000 entries. In addition to utilising this record, boroughs’ **existing evidence bases, including** character appraisals, conservation plans and local lists should be used as a reference point for plan-making and when informing development proposals. | London Boroughs | Clarification |
| MSC.7.11 | HC1 Paragraph 7.1.5 | 7.1.5 …Development Plans and strategies should demonstrate a clear understanding of the heritage values of a **building,** site**,** or area and its relationship with its surroundings. | London Forum of Amenity and Civic Societies, individual | Clarification |
| MSC.7.12 | HC1 Paragraph 7.1.5 | 7.1.5 …stakeholders should include Historic England, boroughs, heritage specialists, as well as local communities **and amenity societies**.  | Historic England, Brixton Society, Camden Town CAAC | Clarification |
| MSC.7.13 | HC1 Paragraph 7.1.6 | 7.1.6 … it will be expressed by retaining and reusing buildings, spaces and features that play an important role in the local character of an area. **Policy D2 Delivering good design further addresses the issue of understanding character and context.** ~~Figure 7.4 illustrates the broad characteristics of London as derived from its historical development, which can be used to inform evidence bases for area-based strategies.~~ |  | Relocated for clarity |
| MSC.7.14 | HC1 Paragraph 7.1.7 | 7.1.7 **Heritage significance** is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may can be represented in many ways, in an asset’s visual attributes, such as - form, scale, materials, and architectural detail, design and setting, as well as through historic associations between people and a place, and, where relevant, the historic relationships between heritage assets. Development that affects the settings of heritage assets and their settings should respond positively to the assets’ significance, local context and character, and to protect the contribution that settings make to the assets’ significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form. | Historic England, Blackheath Society | Clarification |
| MSC.7.15 | HC1 Figure 7.4 | *Move Figure 7.4 from HC1 to D2*Figure 7.4 – Outline Character Map of London |  | Relocated for clarity |
| MSC.7.16 | HC2 Paragraph 7.2.1 | 7.2.1 …In ratifying the World Heritage Convention, the UK Government has made a commitment to protecting, **conserving**, presenting and transmitting to future generations the Outstanding Universal Value of and enhancing **World Heritage Sites’** and to protecting and conserving Outstanding Universal Value and **their settings**. Much of this commitment This duty is discharged by transferred to local authorities, including the GLA, through their effective implementation of national, regional, and local planning policies for conserving and enhancing the historic environment.  | Historic England,Westminster City Council | Clarification |
| MSC.7.17 | HC2 Paragraph 7.2.3 | 7.2.3 The **setting of London’s World Heritage Sites** consists of the surroundings in which they are experienced, and is recognised as fundamentally contributing to the appreciation of a World Heritage Site’s Outstanding Universal Value. **As all four of London’s World Heritage Sites are located along the River Thames, the setting of these sites includes the adjacent riverscape as well as the surrounding landscape.** … | West London River, Groups, Individuals,Historic England | Clarification |
| MSC.7.18 | HC2 Paragraph 7.2.3 | 7.2.3 …Changes to the setting can have ~~either~~ an adverse**, neutral** or beneficial impact on the ability to appreciate the site**s**~~’s~~ Outstanding Universal Value… |  | Clarification |
| MSC.7.19 | HC2 Paragraph 7.2.4 | 7.2.4 Policies protecting the Outstanding Universal Value of World Heritage Sites (WHS) should be included in the Local Plans of those boroughs where visual impacts from developments could occur. It is expected that ~~the following~~ boroughs**’ plans** **(including but not limited to the following)** should contain such policies: … | Westminster City Council, LB Bexley  | Clarification |
| MSC.7.20 | HC2 Paragraph 7.2.4 | 7.2.4 … City of London (Tower of London WHS); Royal Borough of Greenwich (Maritime Greenwich WHS); Hounslow (Royal Botanical Gardens Kew WHS); Lambeth (Westminster WHS); **Lewisham (Maritime Greenwich WHS);** Richmond (Royal Botanical Gardens Kew WHS); Southwark (Tower of London WHS, Westminster WHS); Tower Hamlets (~~The~~ Tower **of London** WHS, Maritime Greenwich WHS); | Maritime Greenwich World Heritage Site, London Forum of Amenity and Civic Societies | Factual update |
| MSC.7.21 | HC3 A | A Strategic Views include significant buildings**,** ~~or~~ urban landscapes **or riverscapes** that help to define London at a strategic level. … | Community Food Growers Network, The Northbank BID | Clarification |
| MSC.7.22 | HC3 Paragraph 7.3.1 | 7.3.1 …development is likely to compromise the setting or visibility of a key landmark and should be resisted. The views that the Mayor has designated are listed in Table 7.1, with Figure 7.6 Figure 7.5 showing the indicative viewing locations of these designated views. |  | Clarification  |
| MSC.7.23 | HC3 Paragraph 7.3.5 | 7.3.5 The Mayor will work with **boroughs and** landowners of the Protected Vista **viewing locations** to ensure the viewing points are clearly identified. … | Westminster City Council | Clarification |
| MSC.7.24 | HC3 Paragraph 7.3.6 | 7.3.6 Clearly identifying **important local views** in Local Plans and strategies enables the effective management of development in and around the views. **Where this has been done, these** **l**~~L~~ocal views should be given the same degree of protection as Strategic Views. | National Trust London, RB Kensington and Chelsea, The Putney Society | Clarification |
| MSC.7.25 | HC3Figure 7.6 | Figure ~~7.6~~ **7.5** – Designated Strategic Views |  | Consistency |
| MSC.7.26 | HC4 A | A …They should also preserve ~~or~~ **and where possible** enhance viewers’ ability to recognise and to appreciate Strategically-Important Landmarks… | City of London Corporation | Clarification |
| MSC.7.27 | HC4 B | B Development in the foreground**,** ~~and~~ middle ground **and background** of a designated view should not be ~~overly~~ intrusive, unsightly or prominent to the detriment of the view.  | Historic England, City of London Corporation, London Forum of Amenity and Civic Societies  | Clarification |
| MSC.7.28 | HC4 Paragraph7.4.1A | *Insert new paragraph 7.4.1A*7.4.1A Development should make a positive contribution and where possible enhance the viewer’s ability to recognise Strategically-Important Landmarks. Where existing buildings currently detract from or block the view, this should not be used as justification for new development to likewise exceed the threshold height of the Landmark Viewing Corridor. | Historic England | Clarification |
| MSC.7.29 | HC4 Paragraph7.4.1B  | *Insert new paragraph 7.4.1B*7.4.1B Opportunities to reinstate Landmark Viewing Corridors arising as a result of redevelopment and demolition of existing buildings that exceed Landmark Viewing Corridor threshold height should be taken whenever possible. |  |  |
| MSC.7.30 | HC5 C 4 | C Where a Creative Enterprise Zone has been identified, Local Plan policies should: …4) encourage the temporary use of vacant buildings **(including heritage assets)** and sites for creative workspace and activities | Historic England | Clarification |
| MSC.7.31 | HC5 C 5  | C Where a Creative Enterprise Zone has been identified, Local Plan policies should: …5) integrate public transport, digital and other infrastructure, and service**s** ~~provision~~ such as…  | LB Islington  | Clarification |
| MSC.7.32 | HC5 C 5 | C Where a Creative Enterprise Zone has been identified, Local Plan policies should: …5) …leisure, recreation, **education** and community facilities in the establishment and development of the Creative Enterprise Zone | GLA Labour Group | Clarification |
| MSC.7.33 | HC5 Paragraph 7.5.1 | 7.5.1 London’s rich cultural offer includes visual and performing arts, music, spectator sports, festivals and carnivals, pop-ups and street markets, and a diverse and innovative food scene, which is important for London’s cultural tourism. **The vibrancy of London’s culture is integrally linked to the diverse communities of the city, and grassroots venues and community projects are as important as London’s famous cultural institutions in providing opportunities for all Londoners to experience and get involved in culture.** | Just Space  | Clarification  |
| MSC.7.34 | HC5 Paragraph 7.5.1A | *Insert new paragraph 7.5.1A*7.5.1A The capital’s cultural offer is often informed, supported and influenced by the work of the creative industries such as advertising, architecture, design, fashion, publishing, television, video games, radio and film. Cultural facilities and venues include premises for cultural production and consumption such as performing and visual arts studios, creative industries workspace, museums, theatres, cinemas, libraries, ~~and~~ music**, spectator sports,** and other entertainment **or performance** venues, including pubs and night clubs. Although primarily serving other functions, the public realm, **community facilities, places of worship,** parks, **and** skate-parks ~~and sports venues~~ can provide important settings for a wide range of arts and cultural activities. | Community groups, Just Space, The Selby Trust, Stonewall Housing, London Forum of Amenity and Civic Societies  | Clarification |
| MSC.7.35 | HC5 Paragraph 7.5.3 | 7.5.3 Despite this positive general picture, London’s competitive land market means that the industry is struggling to find sufficient venues to grow and thrive, and is **losing essential spaces and venues** for cultural production and consumption including pubs, **night-**clubs**,** ~~and~~ ~~music~~ venues **hosting live or electronic music and rehearsal spaces**. | LB Islington  | Clarification |
| MSC.7.36 | HC5 Paragraph 7.5.4 | 7.5.4 Boroughs are encouraged to develop an understanding of the existing cultural offer in their areas, **evaluate what is unique or important to residents, workers and visitors** and develop policies to protect those cultural assets **and community spaces**. … | Just space, community groups  | Clarification |
| MSC.7.37 | HC5 Paragraph 7.5.5 | 7.5.5 The loss of cultural venues, facilities or spaces can have a detrimental effect on an area, particularly when they serve a local community function. Where possible, boroughs should protect such cultural facilities and uses, **and support alternative cultural uses,** particularly those with an evening or night-time use, and ~~support~~ **consider** nominations to designate them as **Assets of Community Value**. … | LB Camden Housing developers, LB Islington  | Clarification |
| MSC.7.38 | HC5 Paragraph 7.5.6 | 7.5.6 Boroughs are ~~also~~ encouraged to support opportunities to use vacant buildings and land for flexible and temporary ‘**meanwhile uses’ or ‘pop-ups’** especially for alternative cultural day and night-time uses. … |  | Readability |
| MSC.7.39 | HC5 Paragraph 7.6.7 | 7.6.7 …The opportunity to incorporate these uses should be identified and facilitated through careful design **and consideration of the impacts, for example on residents, visitors and biodiversity.** | London Forum of Amenity and Civic Societies, LB Islington  | Clarification |
| MSC.7.40 | HC5 Paragraph 7.5.12 | 7.5.12 ... CEZs will support the provision of dedicated small industrial and creative workspaces and will seek to address issues of affordability and suitability of **work**space**s** for artists and creative businesses. |  | Consistency |
| MSC.7.41 | HC5 Paragraph 7.5.13 | 7.5.13 …and encouraging the temporary use of vacant buildings for creative uses. In developing policies and strategies for CEZs, boroughs should engage with local CEZ Consortiums, communities and businesses. | GLA Green Party Group  | Clarification |
| MSC.7.42 | HC6 ANew footnote 99A | A …building on the Mayor’s Vision for London as a 24-Hour City99A.*Insert new footnote 99A*https://www.london.gov.uk/what-we-do/arts-and-culture/arts-and-culture-publications/londons-first-ever-24-hour-vision | City of London Corporation  | Clarification  |
| MSC.7.43 | HC6 B 2 | B In Development Plans, town centre strategies and planning decisions, boroughs should: …2) improve ~~inclusive~~ access**, inclusion** and safety, and make the public realm welcoming for all night-time economy users and workers  | London Assembly Planning Committee | Clarification |
| MSC.7.44 | HC6 B 4  | B In Development Plans, town centre strategies and planning decisions, boroughs should: …4) address the cumulative impact of high concentrations of licensed premises ~~and their impact~~ on anti-social behaviour, noise pollution, health and wellbeing and other ~~impacts~~ **issues** for residents **and nearby uses**, and seek ways to diversify and manage these areas  | LB Islington  | Clarification and readability |
| MSC.7.45 | HC6 Paragraph 7.6.1 | 7.6.1 The **night-time economy** refers to all economic activity taking place between the hours of 6pm and 6am**, and includes evening uses**.  | City of Westminster, business groups, Soho Society, Theatres Trust  | Clarification |
| MSC.7.46 | HC6 Paragraph 7.6.2 | 7.6.2 …However, 24-hour activities are not suitable for every part of London ~~and its residents~~, and boroughs should balance the needs of local residents **in all parts of London** with the economic benefits of promoting a night-time economy. | LB Camden | Clarification and readability |
| MSC.7.47 | HC6 Paragraph 7.6.4 | 7.6.4 Each **night-time economy** area will have its own character, which should be recognised and supported in order to maintain the **rich diversity of London’s night-time economy**. … | City of London Corporation  | Clarification |
| MSC.7.48 | HC6 Paragraph 7.6.6  | 7.6.6 There are many benefits to promoting night-time economic activity such as generating jobs, improving income from leisure and tourism, ~~and~~ **providing opportunities for social interaction, and** making town centres safer by increasing activity and ~~providing~~ passive surveillance. … | LB Camden  | Clarification and readability |
| MSC.7.49 | HC6 Paragraph 7.6.6  | 7.6.6 …Managing issues such as transport, **servicing,** increased noise, crime, anti-social behaviour, perceptions of safety, the quality of the street environment….. | SEGRO | Clarification |
| MSC.7.50 | HC6 Paragraph 7.6.6  | 7.6.6 … Boroughs are encouraged to consider appropriate **management strategies and mitigation measures** to reduce negative impacts on the quality of life of local residents, workers and night-time economy customers, **particularly in areas with high concentrations of licensed premises. …** | Residents’ Association, Boroughs | Clarification |
| MSC.7.51 | HC6 Paragraph 7.6.6 New Footnote 99B | 7.6.6 …Boroughs should consider applying for accreditation with schemes such as Purple Flag99B which provide a standard of excellence in managing the night-time economy. *Insert new footnote 99B*https://www.atcm.org/purple-flag | London Forum of Amenity and Civic Societies  | Clarification |
| MSC.7.52 | HC6 Paragraph 7.6.7 | 7.6.7 …to include extending opening hours and alternative evening and night-time uses of existing daytime facilities such as shops, cafés, **restaurants, markets, community centres,** libraries theatres and museums. … | Community Food Growers’ Network  | Clarification |
| MSC.7.53 | HC6 Paragraph 7.6.9 | 7.6.9 …This can help attract a ~~wider~~ **more diverse** range of visitors, including those who feel excluded from alcohol-based entertainment activities. … | Community Food Growers’ Network | Readability |
| MSC.7.54 | HC6 Paragraph 7.6.10  | 7.6.10 …This requires careful and co-ordinated management between a wide variety of stakeholders, **including residents,** ~~in order~~ to ensure that the city can be enjoyed at night to its fullest, and that the night-time economy complements rather than conflicts with daytime activities. … |  Community Food Growers’ Network | Clarification and readability |
| MSC.7.55 | HC6 Paragraph 7.6.10 | 7.6.10 …Impacts such as noise and light pollution on local wildlife and biodiversity should be considered through appropriate location, design and scheduling. | London Wildlife Trust, Natural England, CPRE, individual  | Clarification |
| MSC.7.56 | HC6 Paragraph 7.6.11 | *Re-order text within paragraph 7.6.11*7.6.11 Making London’s night-time culture more enjoyable and inclusive requires ensuring a wide range of evening and night-time activities are on offer to London’s diverse population. In recent years, many valued night-time venues have been lost, and this has disproportionately affected particular groups. There are also groups of people who avoid town centres and night-time activities for a variety of reasons, for example physical barriers and lack of facilities for disabled people and older people, perceptions around safety and security particularly for women, those who feel excluded for socio-economic reasons and issues of staff attitudes towards, and awareness of, LGBT+ and BAME groups. Making London’s night-time culture **more enjoyable and inclusive** requires ensuring a wide range of evening and night-time activities are on offer to London’s diverse population… | Community Food Growers Network, Just Space  | Clarification |
| MSC.7.57 | HC6 Paragraph 7.6.11 | 7.6.11 …Boroughs should ~~also~~ work with land owners, investors and businesses to address perceived barriers to accessing the night-time economy and enhance the experience of London at night. |  | Readability |
| MSC.7.58 | HC6 Paragraph 7.6.11 | 7.6.11 …This can include requiring new developments to provide accessible and gender-neutral toilets (see Policy S6 Public toilets),… | The Putney Society | Clarification |
| MSC.7.59 | HC6 Paragraph 7.6.11New Footnote 99C | 7.6.11 …supporting venues that serve specific groups (for example through the LGBT+ Venues Charter99C) …*Insert new footnote 99C*https://www.london.gov.uk/what-we-do/arts-and-culture/how-were-protecting-lgbt-nightlife-venues | UCL Urban Laboratory | Clarification |
| MSC.7.60 | HC6 Paragraph 7.6.11 | 7.6.11 …and working with local businesses, **local communities,** TfL and logistics operators to optimise servicing that occurs at night or supports the night-time economy. | Community Food Growers’ Network | Clarification |
| MSC.7.61 | HC6 Figure 7.7  | *Amend Figure 7.7 to align with changes to Table A1.1 in Annex One* |  | Consistency |
| MSC.7.62 | HC7 A 1 | A Boroughs should:1) protect public houses where they have a heritage, economic, social or cultural value to local communities, ~~and~~ **or** where they contribute to wider policy objectives for town centres, night-time economy areas**,** **Cultural Quarters** and Creative Enterprise Zones |  | Clarification |
| MSC.7.63 | HC7 A 2  | A Boroughs should: …2) support proposals for new public houses **where they would** ~~to~~ stimulate town centres ~~regeneration~~, **C**~~c~~ultural **Q**~~q~~uarters, the night-time economy and mixed-use development, **taking into account potential negative impacts** ~~where appropriate~~. | Westminster City Council, Alliance for Childhood  | Clarification and consistency |
| MSC.7.64 | HC7 Paragraph 7.7.2 | 7.7.2 Through their unique and varied roles, pubs can contribute to the regeneration of town centres, Cultural Quarters and local tourism, as well as providing a focus for existing and new communities, and meeting the needs of particular groups, such as the LGBT+ **and BAME** ~~community~~ **communities**. … | Just space, community groups | Clarification |
| MSC.7.65 | HC7 Paragraph 7.7.3  | 7.7.3 Many pubs are popular because they have intrinsic character. This is often derived from their architecture, **interior and exterior fittings**, their long-standing use as a public house, their history, **especially** as a place of socialising and entertainment catering for particular groups… | Historic England, London Forum of Amenity and Civic Societies | Clarification |
| MSC.7.66 | HC7 Paragraph 7.7.4 | 7.7.4 …and any potential negative impacts. Boroughs should consider the replacement of existing pubs in redevelopment and regeneration schemes, particularly where their loss would have an impact on the local or wider community. | GLA Labour Group, LB Barnet  | Clarification |
| MSC.7.67 | HC7 Paragraph 7.7.5 | 7.7.5 …An ACV listing does, nevertheless, give communities an increased chance to save a valued pub or other local facility. Boroughs should consider the listing of a pub as an ACV as a material consideration when assessing applications for a change of use and consider compulsory purchase orders where appropriate. | Campaign for Real Ale (CAMRA), LB Islington, LB Croydon  | Clarification |
| MSC.7.68 | HC7 Paragraph 7.7.7 | 7.7.7 …The pub should have been marketed **as a pub** for at least 24 months ~~as a pub~~ at an agreed price following an independent valuation, … |  | Readability |
| MSC.7.69 | HC7 Paragraph 7.7.8 | 7.7.8 …Boroughs ~~are encouraged to~~ **should** resist such proposals or ensure developers put in place measures that would mitigate the impacts of noise for new and subsequent residents **(see Policy D12 Agent of change)**.  | LB Camden, CAMRA  | Clarification |
| **Chapter 8 Green Infrastructure and Natural Environment**  |
| MSC.8.1 | G1 B  | B Boroughs should prepare green infrastructure strategies thatidentify opportunities for cross-borough collaboration to ensure green infrastructure is optimised. integrate objectives relating to open space provision, biodiversity conservation, flood management, health and wellbeing, sport and recreation  | Natural England, Boroughs, The Environment Agency | Clarification |
| MSC.8.2 | G1 CA | *Insert new clause CA*CA Development proposals should incorporate appropriate elements of green infrastructure into London’s network of green and open space.  | Individuals, Boroughs, London Sustainability Exchange | Clarification |
| MSC.8.3 | G1 Paragraph 8.1.1 |  8.1.1 A **green infrastructure approach** recognises that the network of green **and blue** spaces, … | Canal and River Trust, Boroughs | Clarification |
| MSC.8.4 |  | 8.1.1 …street trees, green roofs and other major assets such as natural or semi-natural drainage features must be planned, designed and managed in a ~~more~~ integrated way to meet multiple objectives. **Objectives** includ**e** promoting mental and physical health and wellbeing; … |  | Clarification |
| MSC.8.5 | G1 Paragraph 8.1.1 | 8.1.1 …adapting to the impacts of climate change **and the urban heat-island effect**;… | London Wildlife Network Trust, London Environment Directors Network, Boroughs | Clarification |
| MSC.8.6 | G1 Paragraph 8.1.1 | 8.1.1 …improving air and waterquality; encouraging walking and cycling; **supporting** **landscape and heritage conservation;** … | Historic England | Clarification |
| MSC.8.7 | G1 Paragraph 8.1.1 | 8.1.1 …**learning about the environment;** … | Parks for London, Trees & Design Action Group, Boroughs, London Forum of Amenity and Civic Societies.  | Clarification |
| MSC.8.8 | G1 Paragraph 8.1.1 | 8.1.1 …**supporting food growing** and conserving and enhancing biodiversity and ecological resilience alongside more traditional functions of green space such as play, sport and recreation. | CFGN, London Food Link | Clarification |
| MSC.8.9 | G1 Paragraph 8.1.2 | 8.1.2 All development takes place within a wider environment and green infrastructure should be ~~seen as~~an integral element and not ~~as~~ an ‘add-on’. It’s **economic and social value Should be recognised as** ~~has become increasingly evident across all of London at all scales and has been~~ highlighted in the London i-Tree Assessment and the Natural Capital Account for London’s Public Parks102.  | London Boroughs, individuals | Clarification |
| MSC.8.10 | G1 Paragraph 8.1.3 | 8.1.3 To help deliver on his manifesto commitment to make **more than half of** London ~~at least 50 per cent~~ green by 2050, the Mayor will review and update existing Supplementary Planning Guidance on the All London Green Grid – London’s strategic green infrastructure framework - to provide **guidance** on the strategic green infrastructure network and the preparation of green infrastructure strategies. | London Boroughs, individuals | Clarification |
| MSC.8.11 | G1Footnote 101 | [~~https://www.forestry.gov.uk/pdf/LONDONI-TREECOREREPORT151202.pdf~~](https://www.forestry.gov.uk/pdf/LONDONI-TREECOREREPORT151202.pdf)[**https://www.forestry.gov.uk/london-itree**](https://www.forestry.gov.uk/london-itree) |  | Update |
| MSC.8.12 | G1 Footnote 102 | ~~Published late 2017. Link unavailable at time of publication.~~  **https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/green-infrastructure/natural-capital-account-london?source=vanityurl** |  | Update |
| MSC.8.13 | G2 B | B The extension of the Green Belt will be supported, where appropriate. Its de-designation will not **be supported**. |  | Clarification |
| MSC.8.14 | G2 Paragraph 8.2.2 | 8.2.2 …This is not, however, an acceptable reason to allow development to take place. These derelict sites may be making positive contributions to biodiversity, flood prevention, ~~reducing the urban heat island~~ effect **and climate resilience**. … |  | Clarification |
| MSC.8.15 | G2Figure 8.1A | *Add Figure 8.1A – Green Belt and Metropolitan Open Land* |  | Clarification |
| MSC.8.16 | G3 B - D | *Reordering and renumbering of clauses B, C and D to AB, AC and AA respectively.* |  | Readability  |
| MSC.8.17 | G3 AA + AB | ~~D~~ **AA** Boroughs should designate MOL byestablishing that the land meets at least one of the following criteria:1) it contributes to the physical structure of London by being clearly distinguishable from the built-up area2) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London3) it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value4) it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.~~B~~ **AB** The extension of MOL designations should be supported where appropriate. |  | Readability |
| MSC.8.18 | G3 AC | CAC Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs; **ensuring that the overall quantum of MOL is not reduced, and that the value of the land** designate**d as** MOL **is improved, having regard to all of the criteria in Part B** | Landscape Institute London | Clarification |
| MSC.8.19 | G3 Paragraph 8.3.1 | 8.3.1 …**MOL protects and enhances the open environment** and improves Londoners’ quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, **food growing**, and health benefits through encouraging walking, running and other physical activity. | London Food Link/ Sustain | Clarification |
| MSC.8.20 | G4 Title  | Policy G4 Local green and o Open space.  | London Boroughs | Clarification |
| MSC.8.21 | G4 | Amend and reorder Policy G4 by deleting A, amending C, inserting new clauses AA and AB, and renumbering B – D*.* |  |  |
| MSC.8.22 | G4 A | A Local green and open spaces should be protected.  | London Boroughs | Clarification |
| MSC.8.23 | G4 AA | AA Development Plans should: ~~C~~ **1)** ~~Boroughs should~~ undertake a needs assessment of ~~local green and~~ open space to inform policy. Assessments should identify areas of public green and open space deficiency, using the categorisation set out in Table 8.1 as a benchmark for all the different types required105.E Development Plans and Opportunity Area Frameworks Should: ~~1)~~ 1A) Include appropriate designations and policies for the protection of open space to address deficiencies.B 2) 1B) promoteT thecreation of newareas of publicly-accessiblegreen andopen space ~~should be supported~~, especially in areas of deficiency in access to public open space particularly green space,ensureing that future green andopen space needs are planned for in areas with the potential for substantial change.3) **1C)** ensure that **secured** green and open space**, particularly green space remains publicly accessible.** needs are planned in line with objectives in green infrastructure strategies in order to deliver multiple benefits and in recognition of the cross-borough nature of some forms of green infrastructure.  | London Boroughs, Individuals | Clarification |
| MSC.8.24 | G4 AB | *Insert new clause AB and amend D to become a sub-clause of AB*AB Development proposals should:1) where possible create areas of publicly accessible open space, particularly in areas of deficiency. D **1A) resist** ~~T~~**t**he loss of **protected** ~~green and~~ open space**~~s~~** ~~should be resisted~~ in areas of deficiency. If losses are proposed outside of areas of deficiency, equivalent or better**-**quality provision should be made within the local catchment area unless an up-to-date needs assessment demonstrates this is unnecessary. | London Boroughs, Individuals | Clarification |
| MSC.8.25 | G4 Paragraph 8.4.1 | 8.4.1 ~~Green and~~ **O**pen spaces**, particularly those** – planned, designed and managed as green infrastructure – provide a wide range of social, health and environmental benefits, and are a **vital component of London’s infrastructure**. ~~Although individual spaces may not provide the strategic functions of Green Belt or MOL, they are nonetheless important~~ **All types of open space, regardless of their function are valuable in their ability to connect Londoners to open spaces** at the neighbourhood level. ~~as they are the spaces which most Londoners use most often.~~ Connectivity across the network of ~~green and~~ open spaces is particularly important as this provides opportunities for walking and cycling**. Green spaces are especially important** ~~and~~ for improving wildlife corridors. | London Boroughs, Individuals | Clarification |
| MSC.8.26 | G4 Paragraph 8.4.2 | 8.4.2 Boroughs should undertake a**n** ~~green and~~ open space needs assessment**, which should be in-line with objectives in** ~~to inform their~~ **green infrastructure strateg~~y~~ies (G1 Green Infrastructure)** (drawing from existing strategies such as play, trees and playing pitches). **These strategies ~~sOpen space strategies~~ and assessments ~~and Green Infrastructure Strategies~~ should inform each other to deliver multiple benefits in recognition of the cross-borough nature of some forms of green infrastructure.** | London Boroughs, Individuals | Clarification |
| MSC.8.27 | G4 Paragraph 8.4.3 | 8.4.3 The creation of new ~~green or~~ open space**, particularly green space,** is essential in helping to meet the Mayor’s ~~long-term~~ target of making more than 50 per cent of London green by 2050. **New provision or improved public access** should be particularly encouraged in areas of deficiency in access to public open space. It ~~will also be~~ **is** important to secure appropriate management and maintenance of open spaces to ensure that a wide range of benefits can be secured and ~~that~~ any conflicts between uses are minimised. | London Boroughs, Individuals | Clarification |
| MSC.8.28 | G4 Paragraph 8.4.4 | 8.4.4 Proposals to **enhance ~~green and~~ open spaces** to provide a wider range of benefits for Londoners will be encouraged. Examples could include improved public access ~~for all~~, inclusive design, recreation facilities, habitat creation, landscaping improvement or **Sustainable Drainage Systems (SuDS)** ~~flood storage~~. | London Boroughs, Individuals | Clarification |
| MSC.8.29 | G4 Table 8.1 | Small Open Spaces These include **public** gardens, sitting out areas, children’s play spaces or other areas of a specialist nature, including nature conservation areas. | London Boroughs, individuals | Clarification |
| MSC.8.30 | G5 BA | *Insert new clause BA…*BA Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2. | London Boroughs, developers, campaign groups | Clarification |
| MSC.8.31 | G5 Paragraph 8.5.3 | 8.5.3 …This is based on a review of green space factors in other cities106. **The factors outlined in Table 8.2 are a simplified measure of various benefits provided by soils, vegetation and water based on their potential for rainwater infiltration as a proxy to provide a range of benefits such as improved health, climate change adaption and biodiversity conservation**.  | London Boroughs, developers, campaign groups | Clarification |
| MSC.8.32 | G5 Paragraph 8.5.3A | *Insert new paragraph 3.5.3A*8.5.3A …Residential development places greater demands on **existing** green infrastructure, and as such, a higher standard is justified. | London Boroughs | Readability and clarification |
| MSC.8.33 | G5Table 8.2 |  Semi-natural vegetation (e.g. trees in natural soilswoodland, species flower-rich grassland) maintained or established created on site. | Landscape Institute | Clarification |
| MSC.8.34 | G5Table 8.2 |  Wetland or open water (semi-natural; not chlorinated) **maintained or established** ~~created~~ on site. |  | Clarification |
| MSC.8.35 | G5Table 8.2 |  Intensive green roof or vegetation over structure. ~~Vegetated sections only.~~ Substrate minimum settled depth of 150mm – see livingroofs.org for descriptionsA. |  | Clarification |
| MSC.8.36 | G5Table 8.2 |  Standard trees planted ~~in natural soils or~~ in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overviewB. |  | Clarification |
| MSC.8.37 | G6 A | A Sites of Importance for Nature Conservation (SINCs) should be protected ~~The greatest protection should be given to the most significant sites~~. | Natural England | Clarification |
| MSC.8.38 | G6 B 1 | B In developing Development Plan policies, boroughs should:1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and green ecological corridors to identify coherent ecological networks. When undertaking comprehensive reviews of SINCs across a borough or when identifying or amending Sites of Metropolitan Importance boroughs should consult the London Wildlife Sites Board | London Wildlife Trust | Clarification |
| MSC.8.39 | G6 B 3 | B In developing Development Plan policies, boroughs should:…3) support the protection and conservation of priority species and habitats that sit outside of the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans.seek opportunities to create habitats that are of particular relevance and benefit in an urban context | London Wildlife Trust | Clarification |
| MSC.8.40 | G6 B 4 | B In developing Development Plan policies, boroughs should:…4) include policies and proposals for the protection and conservation of priority species and habitats and opportunities for increasing species populations seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context.  | Natural England | Clarification |
| MSC.8.41 | G6 B 5 | B In developing Development Plan policies, boroughs should:…5) ensure **designated** sites of European or national nature conservation importance are clearly identified and ~~appropriately~~ **impacts** **assessed in accordance with legislative requirements**.  |  | Clarification |
| MSC.8.42 | G6 BA | *Insert new clause BA*BA Where harm to a European Site or SSSI is unavoidable, a proposal must demonstrate that there are no alternatives and that there are Imperative Reasons of Overriding Public Interest (IROPI). |  | Consistency |
| MSC.8.43 | G6 C | C Where harm to a SINC (other than a European (International) designated site) is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy approach should be applied to minimise development impacts:… | London Wildlife Trust | Clarification |
| MSC.8.44 | G6 C 1 | C … to minimise development impacts:…1) avoid damaging adverse impact to the significant ecological features special biodiversity interest of the site |  | Consistency |
| MSC.8.45 | G6 C 2 | C … to minimise development impacts:…2) minimise the **overall** spatial impact and mitigate it by improving the quality or management of the rest of the site  |  | Consistency |
| MSC.8.46 | G6 C 3 | C … to minimise development impacts:…3) seek appropriate off-site compensation off-site based on biodiversity offsets, or other appropriate metric only in exceptional cases where the benefits of the development proposal clearly outweigh the biodiversity impacts. |  | Consistency |
| MSC.8.47 | G6 D | D Development proposals should aim to secure net biodiversity gain and be informed by the best available ecological information which Biodiversity enhancement should be considered from the start of the development process. | Natural England | Clarification |
| MSC.8.48 | G6 E | E Proposals which create new or improved habitats that result in positive gains for biodiversity should be considered positively, as should measures to reduce deficiencies in access to wildlife sites should be considered positively. |  | Consistency |
| MSC.8.49 | G6 Paragraph 8.6.1  | 8.6.1 **Sites of Importance for Nature Conservation** (SINCs) comprise: 1. European sites (i.e. Special Protection Areas, Special Areas of Conservations (actual or candidate) and Ramsar sites)2. National sites (i.e. National Nature Reserves, Sites of Special Scientific Interest) 3.Sites of Metropolitan Importance – strategically-important conservation sites for London 4. Sites of Borough Importance – sites which support habitats or species of value at the borough level5. Sites of Local Importance – sites which are important for the provision of access to nature at the neighbourhood level.N.b. Several Sites of Metropolitan Importance also have statutory European or national nature conservation designations (see para 8.6.3) | Natural England | Clarification |
| MSC.8.50 | G6Figure 8.1B | *Add Figure 8.1B – Designated nature conservation sites*   |  | Clarification |
| MSC.8.51 | G6 Paragraph 8.6.1A | *Insert new paragraph 8.6.1A*8.6.1A The level of protection afforded to SINCS should be commensurate with their status and the contribution they make to wider ecological networks. When undertaking comprehensive reviews of SINCs across a borough, or when identifying or amending Sites of Metropolitan Importance, boroughs should consult the London Wildlife Sites Board. | London Wildlife Trust, Environment Agency | Clarification |
| MSC.8.52 | G6 Paragraph 8.6.1B | *Insert new paragraph 8.6.1B*8.6.1B Sites with a formal **European or national designation** (including Special Protection Areas, Special Areas of Conservation, Sites of special scientific Interest, National Nature Reserves and Local Reserves) are protected by under their own legislation. There are legal provisions which ensure these sites are not harmed by development; there is a duty to consult Natural England on proposals that might affect these sites. For example, Special Protection Areas are protected under the EC Birds Directive and National Nature Reserves are protected under the Wildlife & Countryside Act 1981. The higher up the above hierarchy a SINC is placed, the more any harm to it should be avoided. Before compensatory provision is identified as the only solution to a European site conflict, it is necessary to demonstrate that there are no alternatives to the European site and that Imperative Reasons of Overriding Public Interest (IROPI) exist which justify why the project should proceed. | London Wildlife Trust, Natural England | Clarification |
| MSC.8.53 | G6 Paragraph 8.6.2 | *Add text from paragraph 8.6.5*8.6.2 …The wildlife value of these sites must be protected and appropriate maintenance regimes should be established to maintain or enhance the wildlife value of sites**, recognising the additional pressure some sites may experience due to London’s projected growth**. Improved **sustainable** access to wildlife sites should be secured, where appropriate, so that Londoners can better experience and appreciate the natural environment within the city. The connections between protected sites – green corridors – are often critical in helping to sustain wildlife populations that would be vulnerable if they were confined to isolated areas of habitat**. London’s water spaces make up an important set of habitats in London. Policy SI17 Protecting London’s waterways addresses the** ~~multi-functional use,~~ **protection** ~~and development~~ **of water spaces, with a particular priority for improving and restoring them** ~~sections of river~~**. The habitat value of waterways is a key element of their future management.** |  | Clarification |
| MSC.8.54 | G6 Paragraph 8.6.3 | 8.6.3 …The London Environment Strategy includes guidance on identifying SINCs **(Appendix 5)** as well as habitat creation targets and a comprehensive list of priority species and habitats that require particular consideration when planning decisions are made. |  | Clarification and consistency |
| MSC.8.55 | G6 Paragraph 8.6.4 | *Amend 8.6.4 and combine with paragraph 8.6.3.*8.6.4 The London Wildlife Sites Board offers help and guidance to boroughs on the selection of SINCs107. The relevant procedures for identifying SINCs are currently set out as Appendix 1 to the Biodiversity Strategy 2002, which will become an appendix to the final London Environment Strategy once adopted. |  | Clarification and consistency |
| MSC.8.56 | G6 Paragraph 8.6.5 | *Move text to paragraph 8.6.2*8.6.5 London’s water spaces make up an important set of habitats in London. Policy SI17 Protecting London’s waterways addresses the multi-functional use, protection and development of water spaces, with a particular priority for improving and restoring sections of river. The habitat value of waterways is a key element of their future management.  |  | Clarification and consistency |
| MSC.8.57 | G7 A | A ~~Trees~~ **London’s urban forest** and woodlands should be protected~~,~~ **and** **maintained** and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees | London Tree Officers Association | Clarification |
| MSC.8.58 | G7 B 1 New Footnote 107A | B In their Development Plans, boroughs should:1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site107A.*Insert new footnote 107A*Forestry Commission/Natural England (2018): Ancient woodland and veteran trees: protecting them from development https://www.gov.uk/guidance/ancient-woodland-and-verteran-trees-prtoection-surveys-licences |  | Clarification  |
| MSC.8.59 | G7 CFootnote 108 | C Development proposals should ensure that, wherever possible, existing trees of quality value are retained108. If planning permission is granted that necessitates the removal of trees, If it is imperative that trees have to be removed, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or other appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.*Amend footnote 108*Category A ~~and~~**,** B **and lesser category** trees **where these are considered by the local planning authority to be of importance to amenity and biodiversity,** as defined by BS 5837:2012 | London Tree Officers Association | Clarification  |
| MSC.8.60 | G7 Paragraph 8.7.1 | 8.7.1 **Trees and woodlands play an important role** within the urban environment. They help to trap air pollutants, **add to amenity,** provide shading, absorb rainwater and filter noise. …The Mayor and Forestry Commission, have produced **a London Tree and Woodland Framework** and Supplementary Planning Guidance on preparing tree strategies… | London Tree Officers Association | Clarification |
| MSC.8.61 | G7 Paragraph 8.7.1Footnote 109 | 8.7.1 … to help boroughs plan for the management of the urban forest109.*Amend footnote 109*[~~https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/tree-and-woodland~~](https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/tree-and-woodland)**Forestry Commission – London: https://www.forestry.gov.uk/London-policy** |  | Clarification |
| MSC.8.62 | G7 Paragraph 8.7.1 | 8.7.1 …..These**, and their successor documents,** should **inform policies and proposals in** ~~be part of~~ boroughs’ wider green infrastructure strategies. |  |  |
| MSC.8.63 | G7 Paragraph 8.7.2 and footnote 110 | 8.7.2 The Mayor wants to increase tree **canopy** cover in London by 10 per cent by 2050. ...When preparing more detailed planning guidance boroughs are also advised to refer to **sources such as** Right Trees for a Changing Climate110 and guidance produced by the Trees and Design Action Group111~~, a multi-disciplinary cross-partnership forum seeking to promote urban forests~~.http://www.righttre**e**s4cc.org.uk | London Tree Officers Association | Clarification and Factual Update |
| MSC.8.64 | G7Footnote 112 | [~~https://www.london.gov.uk/sites/default/files/valuing\_londons\_urban\_forest\_itree\_report\_final.pdf~~](https://www.london.gov.uk/sites/default/files/valuing_londons_urban_forest_itree_report_final.pdf) **Valuing London’s Urban Forest - Results of the London i-Tree Eco Project 2015****https://www.forestry.gov.uk/london-itree** |  | Factual Update  |
| MSC.8.65 | G7Footnote 113 | [~~https://www.ltoa.org.ul/resources/cavat~~](https://www.ltoa.org.ul/resources/cavat)**https://www.ltoa.org.uk/resources/cavat** |  | Factual Update |
| MSC.8.66 | G8 A | A In Development Plans, boroughs should:1) protect existing allotments and encourage provision of space for community gardening, including for food growing, within new developments **or as a meanwhile use on vacant or under- utilised sites** | London Food link | Clarification  |
| MSC.8.67 | G8 Paragraph 8.8.2 | 8.8.2 As provision for **small-scale** food growing becomes harder to deliver, innovative solutions to its delivery should be considered, such as green roofs and walls, re-utilising existing under-used spaces and incorporating spaces for food growing in **community schemes** **such as in** ~~new~~ schools. **Where sites are made available for food growing on a temporary basis landowners/ developers will need to be explicit over how long sites will be available to the community.** | Landscape Institute | Clarification  |
| MSC.8.68 | G9 B |  B ~~Where relevant,~~ development proposals should: | London Geodiversity Partnership | Clarification  |
| MSC.8.69 | G9 Paragraph 8.9.2 | 8.9.2 ~~National planning policy is clear that boroughs should protect, promote and enhance geodiversity~~. London’s geodiversity sites are shown in Figure 8.1….  | London Geodiversity Partnership | Clarification. |
| MSC.8.70 | G9 Paragraph  8.9.2 | 8.9.2 …Geodiversity sites with existing or proposed European or national designations are Sites of Special Scientific ~~Importance~~ **Interest** and subject to statutory protection. Boroughs should protect and enhance RIGSs and LIGSs through their Development Plans…. | London Wildlife Trust | Factual update |
| MSC.8.71 | G9 Paragraph 8.9.4 | 8.9.4 Where appropriate, access ~~for all~~ should be provided to geodiversity sites, although it is recognised that this is not always desirable. Geological sites will require appropriate **maintenance regimes** to ensure that these assets are properly protected and managed. |  | Readability |
| MSC.8.72 | G9Figure 8.1 | *Renumber Figure 8.1 due to previous addition*Figure 8.18.2 – Geodiversity site |  | Consistency |