

## Matter 20 Further Minor Suggested Changes to Policy H2

### Key:

- **Bold red** – Minor suggested change text
- ~~Red strikethrough~~ – original text deletion, minor suggested changes
- **Bold blue** – new text
- ~~Blue strikethrough~~ – deleted original plan text
- ~~Purple strikethrough~~ – deleted minor suggested change text

Change Ref No	Policy / para / table / map	Further Suggested Change
M20.4	H2 B	<p>Boroughs should:</p> <p>1) recognise in their Development Plans <del>and planning decisions</del> that local character evolves over time and will need to change in <del>appropriate</del> locations <b>that benefit from the presumption in favour of small housing development</b> to accommodate additional housing <del>provision and increases in residential density through small housing developments</del></p> <p>2) <del>prepare area-wide design codes for small housing developments between 1 and 25 homes to:</del></p> <p><del>a) promote good design and to proactively encourage increased housing provision, good design and higher residential densities</del></p> <p><del>b) cover the spatial locations set out in part D2 (excluding the exempted areas listed in part F)</del></p> <p><del>c) on small housing developments. Design codes should provide clear guidelines and parameters for the range of small-scale housing developments listed in part D2, as a minimum, to provide certainty and show how additional housing provision can be accommodated in different locations, drawing on the principles set out in this policy and Supplementary Planning Guidance provided by the GLA.</del></p> <p><b>prepare area-wide design codes to proactively encourage increased housing provision through good design. Design codes should draw on the principles set out in this policy and Supplementary Planning Guidance provided by the GLA to show how additional housing can be accommodated on small housing developments and cover, as a minimum, the types of</b></p>

		<b>development in the spatial locations listed in part D2.</b>
M20.5	H2 E	<p>For the purposes of part D, the presumption in favour of small housing developments means approving <b>proposals for</b> small housing developments <b>which are consistent with the policies of the London Plan while recognising that local character should evolve over time to provide new homes.</b> <del>which are in accordance with a design code developed in accordance with part B. Where there is no such design code, the presumption means approving small housing development</del> <b>Such proposals should be approved</b> unless it can be demonstrated that the development would give rise to an unacceptable level of harm <del>to residential privacy, designated heritage assets, biodiversity or a safeguarded land use</del> that outweighs the benefits of additional housing provision; <b>or where the proposed development does not comply with a design code prepared in accordance with part B.</b></p>
M20.6		<p>The presumption in favour of small housing developments should not be applied to:</p> <ol style="list-style-type: none"> <li>1) <del>statutory listed buildings</del> <b>designated heritage assets and their settings</b><sup>37D</sup> <del>(however, a presumption in favour of residential conversions should be applied in conservation areas)</del></li> <li>2) developments providing more than 25 homes</li> <li>3) <b>development</b> proposals that do not provide net additional housing</li> <li>4) sites of more than 0.25 hectares in size</li> <li>5) non-self-contained housing schemes <b>(i.e. that are not in Class C3 residential use)</b></li> <li>6) <del>mixed use proposals within sites that contribute to the strategic functions of the Central Activities Zone (CAZ)</del></li> <li>7) <del>estate regeneration schemes, designated industrial or employment sites</del></li> <li>7A) <del>change of use of non-residential buildings to residential use</del><sup>37E</sup></li> <li>7B) <del>designated Green Belt, MOL, Sites of Importance for Nature Conservation (SINCs)</del><sup>37F</sup> <del>and other protected public open spaces</del></li> <li>6) <b>tall buildings (see Policy D8 Tall buildings)</b> that would be more than 30 metres high (following their redevelopment or extension)</li> </ol>

		7) <b>development that involves the alteration or replacement of existing homes on social housing estates</b>
M20.7	H2 footnote 37E	<del>See paragraph 4.2.3A</del>
M20.8	H2 footnote 37F	<del>See definition in paragraph 8.6.1</del>
M20.9	H2 HA	<p><del>HA — To benefit from the presumption, small housing developments must:</del></p> <ul style="list-style-type: none"> <li><del>a) meet the minimum standards for private internal space and private outside space set out in Policy D4 Housing quality and standards</del></li> <li><del>b) meet minimum cycle parking standards</del></li> <li><del>c) not exceed maximum residential parking standards</del></li> <li><del>d) accord with Agent of Change principles and Policy HC7 Protecting public houses on public houses</del></li> <li><del>e) where they are classified as major developments, meet the Air Quality Neutral benchmark<sup>37G</sup> for building emissions, by using ultra-low NOx boilers or other less polluting technologies<sup>37H</sup>.</del></li> </ul>
M20.10	H2 4.2.3A	<del>4.2.3A — The presumption in favour of small housing developments does not apply to change of use of non-residential floor space to residential use (where this does not involve redevelopment); however, it does apply to the redevelopment of non-residential buildings, subject to relevant exemptions listed in Policy H2F. This distinction aims to incentivise the most optimal form of potential development.</del>
M20.11	H2 Footnote 37G	<del>Air Quality Neutral benchmarks are set out in Policy S11 Improving air quality and accompanying GLA guidance</del>
M20.12	H2 Footnote 37H	<del>Less polluting technologies could include heat pumps, connection to an existing district heating scheme, fuel cells or renewables.</del>
M20.13	H2 4.2.7	<b>Boroughs Although not covered by the presumption in favour of small housing development, boroughs are encouraged to explore opportunities for small housing developments in conservation areas where these will complement and enhance the area. As not all elements of a conservation area will necessarily contribute to its significance there is the potential for well-designed new housing to make a positive</b>

		<p><b>contribution to the special character of conservation areas. This also applies to small sites in the setting of other heritage assets such as listed buildings.</b> <del>Special attention will be required within <b>conservation areas</b> to ensure that increased housing provision is accommodated in a way that also complements and enhances an area, taking into account conservation area character appraisals and management plans.</del></p>
M20.14	4.2.7A	<p><b>Specialist housing for older people that is in Class C3 use can benefit from the presumption in favour of small sites, where the requirements of Policies H2D to H2KHC are met.</b></p>
M20.15	4H2 4.2.9A	<p><b>4.2.9A Major developments must meet the Air Quality Neutral benchmark for building emissions, as set out in Policy S11 Improving air quality and accompanying GLA guidance. On small housing developments these benchmarks can be met by using ultra-low NOx boilers or other less polluting technologies. Less polluting technologies could include heat pumps, connection to an existing district heating scheme, fuel cells or renewables.</b></p>