

Questionnaire to planning departments

[REDACTED]
[REDACTED]. I am particularly interested in the role the NPPF has played in sustainable development with regard to the social objective of delivering healthy communities. The results of this survey will not be used to identify individual responses.

Please can you answer the following questions:

1. Do you take into account the noise maps published by DEFRA when allocating land in your local plan for residential development (Noise maps developed to meet the requirements of Environmental Noise Directive 2002/49/EC and the Environmental Noise Regulations 2006).?

Yes/No/Don't Know

Please note - The Mayor's planning role is strictly defined by the Mayor of London Order (2008) – more information on these powers are here: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/what-powers-does-mayor-have-planning>. There are only two instances where the Mayor would refuse a scheme. Please see below and links to all the relevant information on these decisions. If you wish to obtain a full list of refusals across London, you should contact the relevant local planning authorities who will hold this information.

Direct Refusal on an application - <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/direction-refuse-applications-0>

Call-ins: - <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings>.

Please note VIP Trading Estate is the only call-in that has been refused and can be accessed on this link: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/vip-trading-estate-public-hearing>.

The London Plan is not a Local Plan and does not allocate specific sites for development

2. Do you take into account air quality data published by DEFRA when allocating land in your local plan for residential development.?

Yes/No/Don't Know

Indirectly: Air Quality data published by Defra is incorporated into some of the modelling behind our London Atmospheric Emissions Inventory (LAEI). The LAEI in turn informs things like the definition of Air Quality Focus Areas which inform how air quality is to be considered in individual development decisions.

3. Do you have supplementary planning guides for noise, air quality or green space allocation, please state each one.

Yes/No/Don't Know

If Yes Air Quality: Y/~~N~~ Noise:Y/N Green Space Y/N

SPGs supporting the current London Plan can be found here: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes>

This includes guidance on:

Play and Informal recreation, All London Green Grid and Air Quality: (Supplementary planning guidance on air quality is provided in the broad “Sustainable Design and Construction” SPG, which deals with the final development and the “Control of Dust and Emissions during Construction and Demolition” SPG, which deal with the construction phase.)

4. In your local plan, what percentage do you set for affordable homes on a development site and when would this quota be used (eg 35 % of the total homes built to be affordable where the development is greater than 30 homes).

Affordable Housing targets are set out in policies 3.11 and 3.12 of the current London Plan (https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf) and in policy H5 of the draft London Plan (https://www.london.gov.uk/sites/default/files/draft_london_plan_-_showing_minor_suggested_changes_july_2018.pdf)

5. Does your local plan give advice or specify where affordable homes should be located on a development site (eg affordable homes should be distributed throughout the site)? If so, please provide this advice or specification.

Yes/No/Don't Know

If Yes what is the advice or Specification:

Relevant Affordable Housing policies are set out in policies 3.9, 3.11 and 3.12 of the current London Plan (https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf) and in policy H5 of the draft London Plan (https://www.london.gov.uk/sites/default/files/draft_london_plan_-_showing_minor_suggested_changes_july_2018.pdf)

6. Have you refused any residential development on air quality grounds or noise grounds in last 12 months, if so how many on noise, how many for air quality?

~~Yes/No~~/Don't Know

If Yes How Many for Noise: How many for Air Quality:

The purpose of our planning policies and guidance with respect to air quality is to ensure that new developments are brought forward in a way which is acceptable in terms of air quality exposure and impact.

7. Do you allow the offset of affordable homes from one development site to another development site?

Yes/~~No~~/Don't Know

If Yes How Many have been offset in last 12 months:

N/A

8. How do you determine the area allocated to green space on a residential development site.

9 . On planning applications in the last year, If there was a noise source that could affect the amenity of a residential property, did you set noise limits on the façade of the residential development ?

~~Yes/No/Don't Know~~

If yes, has the noise limit been assessed following completion of the residential property to see that the limit has not been breached?

10. On sites that require Radon protection, do you require the developer to provide Radon Monitoring results once homes are built, or do you advise the occupiers to have a test done once they occupy the site?

~~Yes/No/Don't Know~~

Unlike lower tier planning authorities, the GLA does not have any role in the control or remediation of contaminated land. All part IIA issues would be dealt with by the boroughs, who may choose impose such conditions.

11. How many planning applications in the last 12 months have been referred to the valuation office because the developer has specified the site is not viable to build any affordable homes or a reduced number of affordable homes from the quota requested in your local plan.

Please see answer to q1

12. Have you approved a residential development in the last 12 months where some or all of the homes require non openable windows as a means of mitigation because of a nearby noise source.?

~~Yes/No/Don't Know~~

Please see answer to q1

13. Have you adopted or do you have regard to the new WHO Environmental Noise Guidelines for the European Region 2018 when considering the impact of road, railway or aircraft noise on new developments.

Please see answer to q1

14. In the last 12 months, have you had an appeal for refusing residential development on noise or air quality grounds overturned by the secretary of state? If so how many.

~~Yes/No/Don't Know.~~

Please see answer to q1

Thank you.

[REDACTED]

Please can you email your response to [REDACTED]