

Our Ref: 13008

Your Ref:

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Date: 02 March 2018

Sadiq Khan (Mayor of London)
New London Plan
GLA City Hall
London Plan Team
Post Point 18
FREEPOST RTJC-XBZZ-GJKZ
London SE1 2AA

By email

Dear Mr Khan,

DRAFT NEW LONDON PLAN

We are instructed by Gregory Brackett to submit comments to the Draft New London Plan. Our client is concerned with draft Policy G3 concerning Metropolitan Open Land and the supporting text at Paragraph 8.3.2.

We recognise that public open spaces play an important role and should be protected from inappropriate development. However, there are circumstances where the current extent of the designated MOL is restricting the development potential of private sites which do not form part of the public open space.

For example the inclusion of the Canal Cottages and adjacent private land adjoining Victoria Park, as shown on the attached site location plan, does not meet any of the criteria for designation of land as MOL as set out in draft Policy G3. In particular:

- Canal Cottages does not contribute to the physical structure of London by being clearly distinguishable from the built-up area. Indeed, the land clearly forms part of the built-up area itself, being well connected to the properties on Parnell Road including the flats at Hertford Lock House;
- The land does not include any open air facilities, either for leisure, recreation, sports, arts and cultural activities or tourism. It comprises private houses, gardens and a private parcel of previously developed land;
- The land does not contain features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level.
- The land does not form part of a "Green Chain". Even if it did, it would also have to accord with at least one other criterion to justify designation as MOL.

It is notable that other properties adjoining Victoria Park are not within the MOL designation, including St. Mark's Gate which is surrounded by MOL but specifically excluded from it as highlighted on the submitted extract of the Tower Hamlets Proposals Map. We have been making representations to the draft Tower

Hamlets Local Plan which has currently reached the Regulation 19 stage. However, so far, the Council have not considered whether they should amend the MOL boundary as part of the work on this plan.

It is considered that the current wording of draft Policy G3 and Paragraph 8.3.2 is not in accordance with the National Planning Policy Framework (NPPF) as it is not appropriate for MOL designations to restrict development on private sites which do not fulfil the criteria set out in part (d) of the policy.

Accordingly, Policy G3 should be amended to confirm that during LDF preparation the boundaries of MOL should be reviewed to establish that existing MOL land meets the four criteria as well as reviewing potential extensions.

The following wording is put forward (additional text underlined):

- A. Metropolitan Open Land (MOL) should be protected from inappropriate development:
 - 1. development proposals that would harm MOL should be refused
 - 2. boroughs should work with partners to enhance the quality and range of uses of MOL.
- B. The extension of MOL designations should be supported where appropriate.
- C. Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs.
- D. Boroughs should designate MOL by establishing 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 area
 - 2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 - 3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 - 4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.
- E. In cases where none of the criteria apply to an existing MOL designation the land may be de-designated as part of the LDF process."

This revision will ensure that the London Plan is positively prepared and justified as required by Paragraph 182 of the NPPF. It will ensure that it is based on a strategy which will enable the delivery of sustainable development of private sites which do not contribute to the functions of the MOL but are currently restricted because of their proximity to open land, such as Canal Cottages.

We trust these comments are helpful in progressing the alterations to the London Plan and confirm that we would be happy to provide further information and discuss in more detail the issues raised by this submission should that be required. In the meantime, we look forward to receiving your confirmation of receipt of the enclosed.

Yours sincerely



KATE MATTHEWS
Director