

M42. Would Policy D9, in addressing the negative impacts of large scale basement development below existing buildings relate to a matter of strategic importance to London? Would it provide an effective strategic framework to ensure the best use of land whilst protecting the local environment and the living conditions of residents?

- 42.1 Yes, in addressing the negative impacts of large scale basement development below existing buildings, Policy D9 relates to a matter of strategic importance to London. The number of large-scale basement developments has increased in recent years and the location of development has spread spatially across London, necessitating a strategic policy approach to this issue.
- 42.2 The development of large-scale basements can have significant cumulative impacts on land and structural stability, localised flooding or drainage, and noise and vibration disturbance to local residents. This type of development can also result in cumulative acoustic and structural impacts on the London Underground network, which is strategically managed by the Mayor.
- 42.3 Policy D9 sets out a strategic framework for boroughs to operate within when establishing local policies to address the potential negative impacts of large scale basement development. Policy D9 is consistent with national policy as it responds to the 2012 NPPF requirements for development to address the issues of cumulative impacts and local context and circumstances to ensure that *'the site is suitable for its new use taking into account of ground conditions and land instability'*¹, as well as the application of the Agent of Change Principle². It is also consistent with the national policy aims of achieving well-designed places that optimise the potential of sites to accommodate development³ and ensure that new development appropriately considers potential impacts on land and structural stability⁴, as well as localised flooding and drainage issues⁵.
- 42.4 Policy D9 will ensure that boroughs address the potential negative impacts of this form of development, including impacts on the environment and residential amenity, in a way that is appropriate to their local circumstances. Paragraph 3.9.5 states that the Mayor supports boroughs in restricting large-scale basement excavations under existing properties where this type of development is likely to cause unacceptable harm. In order to be able to thoroughly assess the potential for harm, boroughs are advised to consider a range of issues when developing their own local-context-specific policies, including environmental and residential amenity. To ensure that potential impacts on the living conditions of residents in the vicinity of proposed basement developments are thoroughly addressed, further suggested changes to the policy are proposed in Appendix 1. This proposed change includes a new supporting paragraph (3.9.5AA) that clarifies the importance of assessing impacts prior to construction

¹ NLP/GD/03: DCLG, National Planning Policy Framework (NPPF) 2012, Paragraphs 120-121

² NLP/GD/03: DCLG, NPPF 2012, Paragraph 123

³ NLP/GD/03: DCLG, NPPF 2012, Paragraph 58

⁴ NLP/GD/03: DCLG, NPPF 2012, Paragraph 120

⁵ NLP/GD/03: DCLG, NPPF 2012, Paragraph 100

Appendix 1: M42 Further suggested change

Policy D9 proposed amendments – additional paragraph

The Mayor is suggesting the following further changes to Policy HC1 supporting text:

- **Blue** – new text

Change ref no	Policy/para/table/map	Further suggested change
N/A	3.9.5AA	3.9.5AA Basement development (small or large) can also cause significant noise and vibration disturbance, through the reflection/focusing of ground-borne vibration originating from existing infrastructure, such as London Underground infrastructure, if this issue is not considered and managed effectively during its design and construction. Impact assessments prior to construction should consider the effects on the ground-borne vibration environment and propose appropriate mitigation, especially for surrounding residents.