

Mr. Malcolm Rivett
Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

**Development & Renewal
Infrastructure Planning**

London Borough of Tower Hamlets
Mulberry Place
5 Clove Crescent
London E14 2BG

Tel: 020 7364 5324

Email: owen.whalley@towerhamlets.gov.uk
www.towerhamlets.gov.uk

12th June 2014

Dear Mr Rivett,

The London Borough of Tower Hamlets: CIL Examination in Public

I write with reference to the close of the Examination Hearing on the 30th May 2014. The Council welcomes the opportunity to provide some clarification in relation to a number of points discussed during the hearings and to submit further information to inform the preparation of your report. This additional evidence is outlined below:

1. A note providing further information on opportunity areas and site allocations including relevant housing targets and job growth.
2. Consideration of options for how the regulation 123 list might be revised in consideration of the provisions of Regulation 73(a) of the Community Infrastructure Levy Regulations 2010 (as amended) including engagement with relevant strategic site developers.
3. Comment in respect of the Trafford CIL Examination Report in the context of strategic sites.
4. Further appraisals, including sensitivity testing of assumptions, on the strategic sites that were the subject of discussion at the hearings.
5. An analysis of how much additional affordable housing could be provided if the CIL rate was zero. This analysis will need to be carried out for a generic scheme in each of the three residential zones. This work will take the form of three appraisals and an analysis.
6. An explanation as to the approach to the Crossrail Section 106 top up payment by other relevant boroughs. This is to be conducted in conjunction with TfL/GLA. This will be provided in the form of a briefing note.
7. A briefing note in relation to the current use values used. This will clarify the chronology and justification in respect of the approach over the different stages.

8. The provision of the range of hotel yields achieved over London.
9. Further Hotel appraisals including: a revised Ibis budget hotel appraisal accounting for £26psf; and an appraisal of a Bethnal Green Travelodge, subject to receiving the information from Travelodge as agreed at Hearing Session 2.
10. Further clarification in relation to why different types of retail constitute different uses.
11. An explanation of the approach to build costs for student development.
12. An explanation as to why a higher buffer for student accommodation was used.


You advised at the hearing that the timeframe for the provision of this information and consultation on this was at the discretion of the Council. The Council plans to publish this evidence for consultation in July 2014. As indicated at the hearings this will mirror the process associated with proposed modification and providing for a four week consultation period.

We would be grateful for confirmation that both the additional evidence and consultation approach outlined addresses your expectations and conforms to the approach that was agreed during the hearing session on 30th May 2014.

It is our understanding that following the close of this consultation you will decide on the next stages for the Examination in Public. We would also welcome confirmation or correction at this point.

If there is any further information that we can provide to assist with the Examination process, please contact Anne-Marie Berni on 020 7364 5324/ anne-marie.berni@towerhamlets.gov.uk .

Yours sincerely



Owen Whalley
Head of Planning and Building Control