

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and HDG Ltd

In respect of Representations 263, 264, 266, 267 and 273.

**London Borough of Tower Hamlets
Fish Island AAP
Local Development Framework**

Statement of Common Ground 3 – HDG Ltd.

LBTH Fish Island Area Action Plan Examination in Public

Date: 13th June 2012

Parties: LB Tower Hamlets and GVA Grimley, HDG Ltd.

Attendees: Jonny Moore (LBTH)
Simone Williams (LBTH)
Julian Carter (GVA Grimley)

Issues:

In relation to the representations submitted by GVA Grimley on 9th March 2012 on behalf of HDG Limited, the following issues have been discussed:

1. clarification regarding the delivery and prioritisation for improved connections in Fish Island (Figure 3.3 and Table 3.1);
2. clarification regarding the flexibility of employment provision in former industrial land (AAP Policy FI 4.3);
3. clarification regarding building heights in Fish Island North (AAP Policy FI 6.1, part 5);
4. clarification regarding the implementation of funding and delivering infrastructure (Section 7: Delivering Sustainable Regeneration); and
5. confirmation of consistency with the Olympic Legacy Supplementary Planning Guidance (Figure 4.1).

Agreed Actions

3. Clarification regarding building heights in Fish Island North (AAP Policy FI 6.1, part 5)
 - It is agreed that further wording is to be added to FI 6.1, part 5 to reflect that proposals above 6 stories within Fish Island North will be subject to detailed assessment against the criteria in the Managing Development DPD (Submission Version) building heights policy (DM26) and English Heritage/CABE guidance for tall buildings and the proposed White Post Lane Conservation Area.
4. Clarification regarding the implementation of funding and delivering infrastructure (Section 7: Delivering Sustainable Regeneration)
 - It is agreed that additional wording will be provided to Section 7, 'Delivering the AAP' to provide clarification regarding funding and delivering infrastructure:

"The Council will take a proactive approach toward development when delivering the AAP through the development management process, that reflects the presumption in favour of sustainable development as set out in the National Planning Policy Framework. The Council will seek to balance the need for encouraging and promoting redevelopment in Fish Island, with the requirement for contributions

towards priorities, as defined by the policies in the AAP and the Implementation Plan in Appendix 2”.

5. Confirmation of consistency with the Olympic Legacy Supplementary Planning Guidance (Figure 4.1)
 - LBTH confirmed that it has provided comments to the GLA to ensure the consistency between suggested land uses for Fish Island in the OLSPG with those proposed in Figure 4.1 of the AAP.

Subject to these changes and actions being considered acceptable, HDG Ltd will withdraw these specific issues from their representations.

Outstanding issues

1. Clarification regarding the delivery and prioritisation for improved connections in Fish Island (Figure 3.3 and Table 3.1)
 - Clarification was sought regarding the delivery of the connection projects identified in Table 3.1, and the associated evidence to justify this infrastructure. LBTH maintain that the information in the table entitled ‘Priority Options for Improved Connections in Fish Island’ provides sufficient clarity that these connections are options for infrastructure provision, rather than prerequisites for development. These connections are to be delivered by a range of delivery agencies and/or landowners and to be funded by a range of funding sources as defined in Appendix 2: Implementation Plan.
2. Clarification regarding the flexibility of employment provision in former industrial land (AAP Policy FI 4.3)
 - Clarification was sought regarding the specific types of employment which would be considered acceptable as part of managing the redevelopment of former designated industrial land. LBTH maintain that FI4.3, alongside relevant policies in the adopted Core Strategy (2010) (SP03) and the Managing Development DPD – Submission version (2012) (DM15) provides sufficient clarity regarding appropriate employment types on sites outside the SIL and LIL in Fish Island.