

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and Aston
Matthews

In respect of Representations 91, 169-173, 179, 182-187 and 193

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

Statement of Common Ground 6 – CBRE on behalf of Aston Matthews

LBTH Fish Island Area Action Plan Examination in Public

Date: 25th June 2012

Parties: LB Tower Hamlets and CBRE on behalf of Aston Matthews

Attendees: Jonny Moore (LBTH)
Simone Williams (LBTH)
Philip Atkins (CBRE)
Lishan Tham (CBRE)

Role of this document

This Statement of Common Ground has been prepared to identify the areas of agreement between Aston Matthews and London Borough of Tower Hamlets (LBTH) on matters relating to the Proposed Submission version of the Managing Development – Development Plan Document (MD DPD) and Fish Island Area Action Plan (FIAAP), to be resolved prior to the Examination in Public.

Issues

In relation to the representations submitted by CBRE on behalf of Aston Matthews, the following issues have been discussed:

1. Consideration to extend Opportunity Site 4 to include southern part of the site (Section 7, Opportunity Site);
2. Clarification regarding the deliverability and viability for improved connections in Fish Island (AAP Policy FI 3.1);
3. Clarification regarding the flexibility of employment provision in former industrial land (AAP Policy FI 4.3); and
4. Clarification on the borough's affordable housing policy (AAP Policy 4.5).

Agreed actions

1. It is agreed that the land south of Opportunity Site 4, which falls within Aston Matthews's ownership, is to be included within the Opportunity Site 4 boundary. To provide additional guidance to the land included within Opportunity Site 4, the following will be provided:

- i. First bullet point amended to state:

“Opportunity for mixed used development, including employment; residential; affordable housing and galleries to come forward in a comprehensive manner.”

- ii. Additional bullet point to state:

“Development should improve and enhance the setting of the Conservation Area and provide a high quality frontage to improve the local views along Dace Road”.

2. It is agreed that additional wording will be provided to Section 7 of policy FI 3.1 ‘Delivering the AAP’ to provide clarification regarding viability and delivering infrastructure. This will state:

“The Council will take a proactive approach toward development when delivering the AAP such that it 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 its priorities, as defined by the policies in the AAP and the Implementation Plan in Appendix 2”

3. Clarification was sought regarding the amount, type and nature of employment which would be considered acceptable as part of managing the redevelopment of former designated industrial land in policy FI 4.3; as per the adopted Core Strategy (and set out in SO15, SO16 and SP06). LBTH supports the growth of existing and future businesses in the borough, including the Creative Cultural Industries (para 5.2), which characterises much of Fish Island today. To maximise investment and job creation, the Council will seek the intensification of employment activity in areas formally designated as industrial. The adopted Core Strategy (2010) SP06 FI AAP – Submission version (2012) policy FI 4.3, and the Managing Development DPD – Submission version (2012) policy DM15, all provide sufficient clarity regarding appropriate employment types on sites outside the SIL and LIL in Fish Island. These include Small Medium Enterprises (SMEs), and commercial offices. No amendments to the Fish Island AAP will be made.
4. For clarification LBTH confirmed that the policy FI 4.5 reflects the adopted Core Strategy (2010) (SP02) and the Managing Development DPD – Submission version (2012), (DM3). Policy DM3 of the Managing Development DPD will be subject to an Examination in Public in September 2012. The Council will ensure consistency between both documents. No amendments to the Fish Island AAP will be made.

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