

# **STATEMENT OF COMMON GROUND**

Between the London Borough of Tower Hamlets and Safestore  
(represented by GVA)

In respect of representations of 77, 299-304, 306-308, 310-312

**London Borough of Tower Hamlets  
Managing Development DPD  
Local Development Framework**

## Statement of Common Ground – Safestore

### LBTH Managing Development DPD Examination in Public

Date: 21<sup>st</sup> August 2012

Parties: LB Tower Hamlets and Safestore (represented by GVA)

Attendees: Peter Farnham (LBTH)  
Jonny Moore (LBTH)  
Julian Carter (GVA)  
Stephen Harrington (GVA)  
Mark Jennings (Safestore)

#### Issues Discussed

In relation to the representations submitted by GVA on behalf of Safestore the following issues were discussed:

1. Off-site provision of affordable housing (DM3)
2. Student accommodation and the requirement for the provision of affordable housing (DM6)
3. The interpretation of Policy DM16 and the Local Office Location (LOL) boundary (DM16)
4. The interpretation of 'predominant local context' in relation to building heights (DM26)
5. Spatial policy area boundaries in Whitechapel – Transport Interchange Area and District Centre boundary (DM1, DM23)

#### Agreed Actions

1. Off-site provision of affordable housing (DM3)
  - LBTH to amend the wording of paragraph 3.8 to read: "If affordable housing is proposed to be provided off-site there should be no over-concentration of one type of housing in any one place and a minimum of 50% affordable housing must be provided overall (***subject to viability***)" (insertion in italics)
3. The interpretation of Policy DM16 and the Local Office Location (LOL) boundary
  - LBTH agree to amend the LOL boundary to exclude the Safestore site, and as such Part 2 of Policy DM16 would not apply. Policy DM15 would therefore be used, alongside other relevant policies, to manage the upgrading and redevelopment sites outside of spatial policy areas.

## Outstanding Issues

### 1. Off-site provision of affordable housing (DM3)

- Safestore seek amendment to Policy DM3 to include the words **(subject to viability)** after the 'overall' in DM3 3.a.iii

### 2. Student accommodation and the requirement for the provision of affordable housing (DM6)

- LBTH retains its position taken in DM6 which states that student accommodation not providing accommodation specifically for accredited universities within the Borough should contribute to the provision of affordable housing.

### 4. The interpretation of 'predominant local context' in relation to building heights (DM26)

- LBTH maintains its position with regard to the wording of Policy DM26, and regards the policy, associated figures and Building Heights Evidence Note provides an appropriate level of guidance.
- LBTH reiterate that the guidance provided in Figure 9 is indicative. It provides an indication of the heights likely to be acceptable in the absence of more detailed guidance. This figure does not preclude development exceeding this height. Any proposal exceeding the heights suggested in Figure 9 would need to demonstrate how it meets each of the criteria set out in policy DM26. The guidance is provided to balance the requirements of statutory stakeholders such as English Heritage as well as developers, landowners and residents.

### 5. Spatial policy area boundaries in Whitechapel – Transport Interchange Area and District Centre boundary.

- LBTH maintains its position in relation to the boundary of the Transport Interchange Area. The boundary extends along Cavell Street to include Bus Stop W which services routes 106 and D3. There are no other bus stops on the south and eastern edges of the site.
- LBTH maintains its position in relation to the District Centre boundary. The boundary was defined at the eastern end of Whitechapel on the junction of Whitechapel Road and Sidney Street to reflect the existing town centre uses and high pedestrian flows. The Safestore site, though not within the District Centre boundary, is considered as an edge of town centre location, and as such Core Strategy SP01 Part 5 would apply.