

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and Workspace
Group Limited (represented by GVA Grimley)

In respect of representations of 115, 313, 314, 316, 317, 318, 320,
321, 322

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

Statement of Common Ground – Workspace Group Limited (represented by GVA)

LBTH Managing Development DPD Examination in Public

Date: 21st August 2012

Parties: LB Tower Hamlets and Workspace Group (represented by GVA)

Attendees: Peter Farnham (LBTH)
Jonny Moore (LBTH)
Julian Carter (GVA)
Stephen Harrington (GVA)
Ian Dubber (Workspace Group)

Issues Discussed

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

1. Off-site provision of affordable housing (DM3)
2. Local Industrial Location and the provision of B Class floor space (DM17)
3. The interpretation of 'predominant local context' in relation to building heights (DM26)
4. Affordable housing and the provision of affordable rent (DM3)

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)

Outstanding Issues

1. Off-site provision of affordable housing (DM3)
 - Workspace seek amendment to the Policy DM3 to include the words (***subject to viability***) after the 'overall' in DM3 3.a.iii
2. Local Industrial Location and the provision of B Class floor space (DM17).
Workspace Group has requested the following change:
 - LBTH to amend the wording of final line of paragraph 17.1 to read: "For example, in a LIL creative and cultural industries, green industries, transport depots, business parks, research and development, and SME

accommodation contributing to the provision of jobs in the local economy are all suitable uses.”

3. 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 to provide 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.

4. Affordable housing and the provision of affordable rent (DM3)

- LBTH maintains its position in relation to the provision of affordable rent accommodation as defined in the response to representation no 316.