

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and Tetlow King
on behalf of Tower Hamlets Housing Forum

In respect of representations of 119, 227, 229, 321, 232, 233, 236,
238, 239, 240, 241, 267, 268, 269, 271, 272, 273, 274, 275, 276,
277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 288, 289

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

Statement of Common Ground – Tetlow King on behalf of Tower Hamlets Housing Forum

LBTH Managing Development DPD Examination in Public

Date: 22nd August 2012

Parties: LB Tower Hamlets and Tetlow King on behalf of Tower Hamlets Housing Forum

Attendees: Michael Bell (LBTH)
Marissa Ryan-Hernandez (LBTH)
Jen Pepper (LBTH)
Jo Dowle (LBTH)
Kate Kerrigan (Tetlow King)
Phil Purkiss (Pod)
Peter Exton (THCH)
Neal Hunt (Poplar Harca)

Issues Discussed

In relation to the representations submitted by Tetlow King on behalf of Tower Hamlets Housing Forum (THHF) the following issues were discussed:

1. Ensure a flexible and responsive approach when implementing policy DM3 (1) with regard to the provision of social and affordable rented housing. Ensure Affordable Rent table is sufficiently flexible to recognise differing rental levels across the borough and that it will not be applied rigidly
2. Enable site by site flexibility to vary proportions and tenure to create a balance in particular areas and communities as part of DM3
3. Ensure a flexible and responsive approach when implementing policy DM3 (3a) with regard to off-site affordable housing
4. Amend Table 1 in DM3 (7) to include Affordable Rented
5. Confirm the reference to GLA's guidance in DM4
6. Ensure a flexible approach in requiring all conversions to meet the design standards
7. Amend text in Appendix 5 – Glossary with regard to 'easily adaptable'
8. Provide an emphasis and prioritisation of affordable housing delivery

Agreed actions

In relation to the representations submitted by Tetlow King on behalf of THHF the following issues were discussed:

1. Ensure a flexible and responsive approach when implementing policy DM3 (1) with regard to the provision of social and affordable rented housing. Ensure Affordable Rent table is sufficiently flexible to recognise differing rental levels across the borough and that it will not be applied rigidly.
 - Both parties agree that the Council seeks to maximise affordable housing in accordance with the national and regional guidance.

- The policy approach is appropriate and that the principle of the suggested wording “The Council will demonstrate flexibility in the implementation of the policy to ensure it does not constrain the supply of affordable housing” is embedded in the document and exercised through the application of the NPPF’s model policy which is included in the paragraph D10 – 12 of the MD DPD.
2. Enable site by site flexibility to vary proportions and tenure to create a balance in particular areas and communities as part of DM3
 - To ensure mixed and balanced communities on-site as well as off-site, the following wording will be added to paragraph 3.8, “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 (*both off-site and on-site*)...’.”
 4. Amend Table 1 in DM3 (7) to include Affordable Rented
 - Table 1 in DM3(7) sets the policy for the required provision of housing types in the borough. This will be amended so that the third row in the Table now includes “Social/ *Affordable Rented*”.
 5. Confirm the reference to GLA’s guidance in DM4
 - LBTH confirm that the references to GLA’s guidance provided alongside policy DM4 are correct, i.e. Interim London Housing Design Guidance (2010) and Providing for Children and Young People’s Play and Informal Recreation (2008). This interim guidance is subject to finalised by the GLA and the Play and Informal Recreation document has been issued as a Supplementary Planning Document (SPG).
 7. Amend text in Appendix 5 – Glossary with regard to ‘easily adaptable’
 - Amend the text in the “easily adaptable” definition where ‘to’ is replaced with ‘can’ to emphasise the requirements of conversions.
 8. Provide an emphasis and prioritisation of maximising affordable housing delivery
 - Amend SA12 to the following “Specifically strategic housing sites will be required to *maximise* delivery of affordable housing (including family-sized housing) onsite in accordance with Core Strategy Spatial Policy 02 and policy DM3.”

Outstanding Issues

3. Ensure a flexible and responsive approach when implementing policy DM3 (3a) with regard to off-site affordable housing.
 - This point was related to the constraints with regard to providing affordable housing off-site and to ensure the policy is flexible to ensure where there is a clear benefit for affordable housing being provided off-site that this is recognised and can be delivered. TKP suggested wording Replace DM3 (3aiii) with: it can provide a level of affordable housing or a type of affordable housing which will deliver greater benefits than an on-site solution.

6. Ensure a flexible approach in requiring all conversions to meet the design standards
 - In accordance with the model policy which is set out in paragraph D10 of the MD DPD and the development management process, the Council ensures a balanced response to development which allows for and consider constraints on a site by site basis.