

# **STATEMENT OF COMMON GROUND**

Between the London Borough of Tower Hamlets and the Canary  
Wharf Group

In respect of representations 98, 471, 472, 473, 474, 475, 476, 477,  
478, 480, 481, 482, 484, 485, 486, 489.

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

## Statement of Common Ground – Canary Wharf Group

### LBTH Managing Development DPD Examination in Public

Date: 6 August 2012

Parties: LB Tower Hamlets and the Canary Wharf Group

Attendees: Michael Bell (Strategic Planning Manager - LBTH)  
Marissa Ryan-Hernandez (Plan Making Team Leader – LBTH)  
Emma Dandy (DP9 Associate)  
Jason Larkin (Canary Wharf)

#### Issues Discussed

In relation to the representations submitted by DP9 on behalf of the Canary Wharf Group the following issues were discussed:

1. Providing flexibility around allowing uses other than office within the Preferred Office Location (POL) to ensure consistency with the NPPF (Policies DM1 and DM16).
2. Referencing viability in regard to the provision of off-site affordable housing (Policy DM3).
3. Providing clarification that a flexible and balanced approach will be applied in the implementation of housing standards and amenity space standards (Policy DM4).
4. Reviewing parking standards to ensure they meet the needs of new residents and render development viable (Policy DM22).
5. Providing clarity and consistency of building heights particularly ensuring consistency with the policy and Site Allocation for Wood Wharf (Policy DM26 and SA16).

#### Agreed Actions

1. Providing flexibility around allowing uses other than office within the Preferred Office Location (POL) to ensure consistency with the NPPF (Policies DM1 and DM16).
  - Remove the final sentence in paragraph 1.4 “These locations are not suitable for residential development” as the Core Strategy SP06 and Policy DM16 provide the policy basis for uses within the Preferred Office Location (POL).
  - Refer to the Core Strategy’s glossary, where it defines Preferred Office Locations to be “*area(s) with major office development as the focus, with supporting uses such as gyms, hotels, restaurants and retail uses helping to achieve a sustainable office environment.*”
  - It should be noted that Core Strategy SP06 sets out appropriate locations for hotels, visitor attractions etc. which includes the borough’s Major Centre (Canary Wharf).
2. Referencing viability in regard to the provision of off-site affordable housing (Policy DM3).

- Paragraph 3.8 will be amended 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*)...".
5. Providing clarity and consistency of building heights particularly, ensuring consistency with the policy and Site Allocation for Wood Wharf (Policy DM26 and SA16).
    - LBTH will update text in site allocation 16 – Wood Wharf, bullet point 1 under the design principles, to now state, "*Complement the tall building cluster in Canary Wharf through appropriate taller building heights while respecting and being informed by the existing character, scale, height, massing, view and urban grain of the surrounding built environment and its dockside location.*"

### **Outstanding Issues**

1. Providing flexibility around allowing uses other than office within the Preferred Office Location (POL) to ensure consistency with the NPPF (Policies DM1 and DM16).
  - The Council maintain that the policy approach is appropriate and addresses the business and employment needs of the borough in accordance with national and regional guidance, consultation and evidence base.
  - Any comprehensive review at the POL and associated policies would need to be undertaken as part of the NPPF and Core Strategy 'consistency' appraisal which is to be completed for April 2013.
3. Providing clarification that a flexible and balanced approach will be applied in the implementation of housing standards and amenity space (Policy DM4).
  - LBTH maintain that a flexible and balanced approach to policy implementation (including for housing standards) is exercised through the application of the NPPF's model policy which is included in the paragraph D10 – 12 of the MD DPD.
  - DM4 is written to be consistent with principles contained in the London Plan.
4. Reviewing parking standards to ensure they meet the needs of new residents and render development viable (Policy DM22).
  - LBTH maintain that the guidance in Policy DM22 and the parking standards in Appendix 2 are consistent with the NPPF, London Plan and the Adopted Core strategy, as well as being supported by evidence. No further amendments are considered necessary to provide further flexibility in the interpretation of Policy DM22.
5. Providing clarity and consistency of building heights particularly, ensuring consistency with the policy and Site Allocation for Wood Wharf (Policy DM26 and SA16).
  - LBTH reiterate that the guidance provided in Figure 9 is indicative. This figure does not preclude development exceeding this height. Any

proposal exceeding those heights suggested in Figure 9 would need to demonstrate a strong case in line with the policy DM26 criteria. The guidance is provided to balance the requirements of statutory stakeholders such as English Heritage as well as developers, landowners and residents.

- LBTH maintain that the guidance provided in Policy DM26 and SA16 are consistent.