

STATEMENT OF COMMON GROUND

Between the London Borough of Tower Hamlets and the Angel
Group

In respect of representations of 92, 133, 134, 136, 137, 138.

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

Statement of Common Ground – Angel Group

LBTH Managing Development DPD Examination in Public

Date: 17th August 2012

Parties: LB Tower Hamlets and the Angel Group

Attendees: Michael Bell (Strategic Planning Manager - LBTH)
Marissa Ryan-Hernandez (Plan Making Team Leader – LBTH)
Mark Hutton (Planning Delivery Team Leader – LBTH)
Nick Spall (CGMS)
Suzy Wilson (CGMS)

Issues Discussed

In relation to the representations submitted by CGMS on behalf of the Angel Group the following issues were discussed:

1. Restrictive building heights guidance (SA20, DM26)
2. Unnecessary requirements for stepping down and prescriptive height angles (SA20, DM26)
3. Extension of SA20 site allocation boundary to include “triangle site” (SA20)

Agreed actions

In relation to the representations submitted by CGMS on behalf of the Angel Group the following issues were discussed:

1. Restrictive building heights guidance (SA20, DM26)
 - Further clarification has been provided to Angel Group regarding policy implementation and issues have been resolved.
 - Angel Group understands that the height guidance contained in Figure 9 provides an ‘indication’ of suitable heights for different policy areas and that development proposals will need to meet the criteria set out in Policy DM26.
2. Unnecessary requirements for stepping down and prescriptive height angles (SA20, DM26)
 - Further clarification has been provided to Angel Group regarding the implementation of policy DM26 and SA20 in relation to ‘stepping down’ and height angles and issues have been resolved.
 - Angel Group understands that the principle of transition is key for the area and that the ‘stepping down’ guidance in SA20 will not be applied in isolation of the criteria set out in Policy DM26.

Regarding Council’s response to Representation 92 which states “site allocation 20 Marsh Wall East is being amended to reflect priorities for the area”, LBTH can confirm these amendments were made prior to the DPD

being submitted to the Secretary of State. The amendments reflect on-going dialogue with developers in the Marsh Wall East area, including the Angel Group.

Outstanding Issues

3. Extension of SA20 site allocation boundary to include “triangle site” (SA20)
 - The character of the triangle site is different to that described for SA20. It relates to the existing established residential area to the south east of SA20, which is of a much lower scale and intensity, and thus the design principles for SA20 are not compatible with the character of the ‘triangle site’.
 - Site allocations do not preclude development in other parts of the borough including the identified ‘triangle site’