

STATEMENT OF COMMON GROUND

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

In respect of representations 95, 357, 358, 359, 360,

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

Statement of Common Ground – Ayken Group (represented by GVA)

LBTH Managing Development DPD Examination in Public

This Statement sets out at Appendix One the issues which Ayken group seeks to address at the aforementioned Examination in Public. In doing so, it is considered to accurately represent the level of agreement which exists between both parties in respect of each element.

GVA
For and on behalf of Ayken Group

Michael Bell
For and on behalf of LB Tower Hamlets

NB: The outstanding issues to which this Statement relates were discussed at a meeting between Ayken Group and LB Tower Hamlets on 23 August 2012, the attendees were:

Attendees: Michael Bell (LBTH)
Peter Farnham (LBTH)
Simone Williams (LBTH)
Julian Carter (GVA Grimley)
Niyazi Albay (Ayken Group)

Appendix One: Common Ground

Issue	Policy Reference	Position: Ayken	Position: LB Tower Hamlets	Agreement
Off-site provision of affordable housing.	DM3: Delivering Homes.	<p>Summary: Viability testing should be central to the Borough's policy for the maximisation of affordable housing provision whether that be on site, off site or payments in lieu. This is particularly important in the current economic climate and the policy should be amended to address this matter of clarification.</p> <p>Proposed amendment: Reference to be made to viability at policy DM3 (3) (a) (iii).</p>	<p>LBTH propose amending 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 (<i>subject to viability</i>)" (insertion in italics).</p>	<p>No position agreed.</p> <p>It is recognised that the Borough's proposed amendment introduces reference to viability.</p> <p>Ayken seek that the amendment be made to policy rather than the supporting text.</p>
Affordable Housing	DM3: Delivering Homes	<p>We are concerned that as drafted Policy DM3 seeks to maximise affordable housing delivery without explicit reference to viability. Viability testing should be central to the Borough's policy for the maximisation of affordable housing provision whether that be on site, off site, payments in lieu or variations in tenure. This is particularly important in the current economic climate and the policy should be amended to address this matter of clarification. The National Planning Policy Framework (NPPF, DCLG, 2011) includes a presumption in favour of sustainable development at the heart of the planning system. This notes that local planning authorities should prepare local plans with sufficient flexibility to respond to rapid change (para 14).</p>	<p>No amendment proposed.</p>	<p>No position agreed.</p>

Issue	Policy Reference	Position: Ayken	Position: LB Tower Hamlets	Agreement
Building heights.	DM26: Building Heights.	<p>Summary: The indicative building heights hierarchy is arbitrary and unjustified on the basis of national and best practice guidance, the Borough's evidence base and existing permissions.</p> <p>Proposed amendment: Delete part 1, Figure 9 and Figure 10 of Policy DM26.</p>	No amendment proposed.	No position agreed.

Issue	Policy Reference	Position: Ayken	Position: LB Tower Hamlets	Agreement
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Site specific guidance	DM1	It is considered that the site should be included in the Canary Wharf Activity Area boundary. It shares the characteristics defined in the Town Centre Spatial Strategy (policy SP01) and has the potential to deliver uses which would contribute positively to the area.	No amendment proposed.	No position agreed.