

MEETING NOTE

Between the London Borough of Tower Hamlets and Bishopsgate
Goods Yard

In respect of representations 517 – 527

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

Bishopsgate Goods Yard (represented by DP9)

LBTH Managing Development DPD Examination in Public

Date: 29th August 2012

Parties: LB Tower Hamlets and Bishopsgate Goods Yard (represented by DP9)

Attendees: Jonny Moore (LBTH)
Peter Farnham (LBTH)
Julian Shirley (DP9)
Jim Pool (DP9)

Issues Discussed

In relation to the representations submitted by DP9 on behalf of Bishopsgate Goods Yard the following issues were discussed:

1. Referencing viability in regard to the provision of affordable housing (Policy DM3).
2. Providing clarification that a flexible and balanced approach will be applied in the implementation of housing standards and amenity space (Policy DM4).
3. Protecting and enhancing amenity (DM25)
4. Providing clarity and consistency of building heights (Policy DM26).
5. Providing clarification regarding a flexible and balanced approach to protecting and enhancing the borough's heritage assets (Policy DM27)
6. Providing a flexible and balanced approach regarding carbon reduction targets (Policy DM29)
7. Clarification regarding building heights as expressed through the Design Principles for Bishopsgate Goods Yard

Outstanding Issues

1. Referencing viability in regard to the provision of affordable housing (Policy DM3).
 - LBTH maintain that the existing policy wording and supplementary text in DM3, and references to the Core Strategy SP02 in DM3(1) and in paragraph 3.1, provides sufficient consideration regarding the provision of affordable housing in relation to viability.
2. 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.
3. Protecting and enhancing amenity (DM25)
 - LBTH maintains that the current policy wording, along with the supplementary text, provides sufficiently flexible policy guidance regarding protecting amenity, and when applied on balance with other relevant policies in the Core Strategy and the MD DPD, will effectively manage development within the Site Allocation for Bishopsgate Goods Yard.
 4. Providing clarity and consistency of building heights (Policy DM26).
 - LBTH reiterate that the guidance provided in DM26 and Figure 9 are indicative, and any proposal exceeding those heights suggested in Figure 9 would need to demonstrate a strong case in line with the policy criteria, in order to be favourably considered. The guidance is provided to balance the requirements of statutory stakeholders such as English Heritage as well as developers, landowners and residents.
 5. Providing clarification regarding a flexible and balanced approach to protecting and enhancing the borough's heritage assets (Policy DM27).
 - LBTH maintains that the current policy wording, along with the supplementary text, provides sufficiently flexible policy guidance regarding protecting and enhancing the borough's heritage assets, and when applied on balance with other relevant policies in the Core Strategy and the MD DPD, will effectively manage development within the Site Allocation for Bishopsgate Goods Yard.
 6. Providing a flexible and balanced approach regarding carbon reduction targets (Policy DM29).
 - LBTH maintains that the policy guidance, supplementary text and evidence provide effective and deliverable policy guidance regarding carbon reduction targets for new development.
 7. Clarification regarding building heights as expressed through the Design Principles for Bishopsgate Goods Yard.
 - LBTH maintains that the design principles, including the reference to the latest supplementary guidance, alongside other relevant Core Strategy and MD DPD policies which are to be managed through the development management process, provides sufficient and flexible policy guidance for development within the Site Allocation.