

# **POSITION STATEMENT**

## **Ballymore Group – LBTH Response**

In respect of sessions 1, 6, 7 and 12  
DM3, DM26, SA1 and SA13

**London Borough of Tower Hamlets  
Managing Development DPD  
Local Development Framework  
11 September 2012**

## **Ballymore Group – Position Statement**

### **LBTH Response Statement**

This statement provides the Council's response to the issues stated within the Ballymore Group's Position Statement for the Managing Development DPD Examination in Public. This statement does not seek to repeat information relating to the Council's position as stated elsewhere.

#### **1. Issue 1**

Ballymore Group support delivery of affordable housing off-site or a payment in lieu, subject to the identified criteria.

##### **Summary**

Policy DM3 should emphasise that proposals are to be assessed on a site-by-site basis in viability terms in accordance with the overarching Core Strategy policy.

##### **Response**

The Council maintains its position that in the majority of cases, it is feasible to deliver affordable housing on-site. This is justified by evidence contained within the Council's Affordable Housing Viability Study (2011). Part 3 A i-v of Policy DM3 sets out the circumstances where off-site provision will be considered. For off-site provision to be considered acceptable it must be demonstrated that all of the criteria can be met. Policy DM3 3(b) states that 'if a suitable site cannot be found, as stated in Part 3(a) i-v, in exceptional circumstances, the Council will consider payments in lieu, ring fenced for additional affordable housing output.'

Further evidence has been provided as part the Council's response to Position Statements. See "Response to Housing Issues – LBTH Response", attachment 1 – Briefing Note on Affordable Housing, Pod (September, 2012).

#### **2. Issue 2**

The London Plan does not indicate a preference for either social or affordable rented housing, nor does it advise local authorities to do so. Rather, it advises that affordable housing should be maximised.

##### **Summary**

Preference for social rented over affordable rented housing in policy DM3 is not in accordance to the London Plan.

##### **Response**

Disagree. Policy DM3 seeks the provision of affordable homes to be 70% social rented, and 30% in intermediate tenures; where this is unviable affordable rent homes are to be provided alongside social rented homes to ensure 35-50% affordable housing is provided. The justification and evidence for this policy position is provided in the Council's updated Affordable Housing Viability Study (2011).

#### **3. Issue 3**

The maximum height of a building should be determined in the context of its overall design and role in the existing and emerging townscape. The height of each building should be determined on a scheme by scheme basis.

**Summary**

Figure 9 in policy DM26 is overly restrictive on numerous areas in Tower Hamlets not within a major centre or the CAZ.

**Response**

Disagree. The Council views DM26 to provide an appropriate level of guidance to manage building heights across the borough in relation to the town centre hierarchy and through a series of detailed criteria. This approach has been confirmed by the GLA to be in accordance with the London Plan. The Council maintains that the Building Heights Evidence Note forms sufficient evidence to justify DM26 as a development management policy.

LBTH reiterate that the guidance provided in Figure 9 is indicative. It provides an indication of the heights likely to be acceptable in the absence of more detailed guidance. This figure does not preclude development exceeding this height provided that any proposal exceeding those heights demonstrates a strong case in line with the policy DM26(2) criteria. The guidance is provided to balance the requirements of statutory stakeholders such as English Heritage as well as developers, landowners and residents.

**4. Issue 4**

Ballymore Group has been seeking to promote the site at Leamouth South for redevelopment to provide a significant housing-led regeneration scheme. The site has not been allocated within the DPD.

**Summary**

Leamouth South should be allocated for development in the DPD.

**Response**

Disagree. Site allocations have been identified for locations that are capable of delivering 500 new net additional homes using the sites identified in the Council's Planning for Population Change and Growth Model and the Call for Sites in accordance with local and London Plan policy. However this does not preclude other sites delivering more than 500 new net additional homes. This will be managed through the use of London Plan Policies Core Strategy Spatial Policies, Development Management Policies and other supplementary guidance as part of the development management process.