

POSITION STATEMENT

Leman Joint Venture– LBTH Response

In respect of Session 3
DM15 and DM 16

**London Borough of Tower Hamlets
Managing Development – Development Plan Document Local
Development Framework
11 September 2012**

Leman Joint Venture– Position Statement

LBTH Response Statement

This statement provides the Council’s response to the issues stated within the Leman Joint Venture Position Statement for the Managing Development – Development Plan Document Examination in Public. This statement does not seek to repeat information relating to the Council’s position as stated elsewhere.

Issue 1

The sites at 120 Leman Street of the MDP DPD is unsound as such locations should not be designated within the Aldgate Preferred Office Location (POL).

Summary

Amend Aldgate POL boundary northward to the north of Prescott Street on grounds that the character of the area between the railway track and Prescott Street and around Chamber Street is of a mixed land use and not suitable for predominantly office. The site is commercially unviable for office following a lengthy marketing exercise.

Response

Disagree. The Council maintain that the site's proximity to the City and the existing large floorplate built form in this area as suitable to accommodate existing and future office floorspace capacity over the lifetime of the plan (up to 2025).

Issue 2

The soundness of DM16 in the context of the National Planning Policy Framework (NPPF)

Summary

The policy should accord with the NPPF paragraph 21 stating that policies be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances and planning policies by avoiding the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

Response

Disagree. The adopted Core Strategy SP06(2) states that residential uses are not deemed appropriate within Preferred Office Locations. It does not preclude other uses which would support the designation. 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 also be noted that Core Strategy SP06 sets out appropriate locations for hotels and visitor attractions.